

**Benner Township Planning Commission
Minutes
July 13, 2000**

Call to Order

The regularly scheduled meeting of the Benner Township Planning Commission was called to order by Joe Shultz at the Benner Township Municipal Building at 7:04 p.m.

Attendance:

Members present: Robert Fugate, Dave Breon, Fred Gay and Joe Shultz. Chris Berenty arrived at 7:15 p.m. Members absent were: Steve Porter and Tim Robinson. Others present were Renee McGowan, Zoning Officer; Dave Pike of Penn Terra; Brian Book and Steven Lyncha of HRG, Inc.; Marino Fuentes of Penn Bio-Organics, Inc.; and Bruce Kirkpatrick of Sweetland Engineering.

Minutes

Planning Commission received the minutes of May 11, 2000 for their review and comment. Mr. Fugate moved to approve the minutes, and Mr. Shultz seconded the motion.

VOTE: Mr. Robinson – absent Mr. Gay – yes Mr. Porter – absent
 Mr. Berenty – absent Mr. Shultz – yes Mr. Fugate – yes
 Mr. Breon – yes

Persons to address the Board

Benner Township ACT 537 Sewage Facilities Plan – HRG, Inc. Mr. Book gave a presentation on the Act 537 Plan being revised by Spring/Benner/Walker Sewer Authority. He discussed the areas proposed to be sewerred in Benner Township being: (1) Seibert Road from Elnitski's home toward Willowbend; (2) Walnut Grove; and (3) Shiloh Road area. The first two areas are within the 5-year timeline, and Shiloh is within the 5-10 year timeline. Seibert and Walnut Grove meet the state requirements of 35% malfunction rate for sewerred. Walnut Grove would be sewerred through the Air National Guard line on airport property. The Act 537 Plan has been advertised for adoption. The public comment period is 30 days, and HRG encourages the Planning Commission to provide any comments to the Supervisors be placed in writing. Additionally, any public comment should also be in writing.

Mr. Robinson arrived at 7:15 p.m.

NEW BUSINESS

Centre County Airport Authority: Mr. Kirkpatrick of Sweetland Engineering presented the plan. The Commission reviewed the stormwater management plan and found the plan acceptable. Mr. Fugate moved to approve the plan. Mr. Fugate moved to approve the plan. Mr. Berenty seconded the motion.

VOTE: Mr. Robinson – yes Mr. Gay – yes Mr. Porter – absent
 Mr. Berenty – yes Mr. Shultz – yes Mr. Fugate – yes
 Mr. Breon – yes

Penn Bio-Organics Conditional Use Application: Mr. Pike and Mr. Fuentes gave a presentation to the Commission about Penn Bio-Organics proposed use. The company markets specialty chemicals for pharmaceutical companies. The Company is located in State College and is looking to expand its operations. The Company wants to use this location to do testing and research on chemicals, but not to manufacture these chemicals at this location. The Company

manufactures at its plant in India. The Company has options on two other lots for potential expansion. Waste generated on site will be small and removed by a certified hauler. Mr. Fugate noted he did not want to see any full-scale production on site, and the building should be aesthetically pleasing and in-keeping with the existing building facades. Mr. Fuentes noted most of the company's business is mail-order/catalogue. Mr. Fugate wants to see the company prepare an Emergency Plan for hazardous material on site. With no other questions, Mr. Fugate moved to recommend approval to the Supervisors conditioned that (1) Emergency Plan is prepared; (2) building façade is aesthetically pleasing; (3) no full-scale production of chemicals are not manufactured at this location. Mr. Berenty seconded the motion.

VOTE: Mr. Robinson – yes Mr. Gay – yes Mr. Porter – absent
 Mr. Berenty – yes Mr. Shultz – yes Mr. Fugate – yes
 Mr. Breon – yes

Fire Training Facility: Mr. Tim Schreffler and Jack Shultz were present to discuss the proposed fire training facility to be located at UAJA's Sewer Treatment Plant. Items discussed included:

1. Who would provide sewer to the site;
2. Flammable materials used;
3. Building locations;
4. Adjoining resident and effects to his property (screening);
5. Various sites reviewed by the fire training committee;
6. How site would be screened from I-99;
7. Make-up of the "group" using the facility;
8. Clearwater Conservancy's viewpoints; and
9. Access to the site: it should be fenced in.

After a lot of discussion on the above items, the Commission decided to recommend to the Supervisors to amend the Zoning Ordinance. Mr. Fugate moved to recommend to the Supervisors to amend the Stream Valley Zoning District to include the fire training facility as a "conditional" use and to begin preparing such amendment. Mr. Berenty seconded the motion.

VOTE: Mr. Robinson – yes Mr. Gay – yes Mr. Porter – absent
 Mr. Berenty – yes Mr. Shultz – yes Mr. Fugate – yes
 Mr. Breon – yes

CORRESPONDENCE

ADJOURNMENT

With no other business to address, the Commission adjourned the meeting at 9:00 p.m.

Respectfully submitted:

Renee McGowan
Renee McGowan, Zoning Officer