

**BENNER TOWNSHIP PLANNING COMMISSION**  
**Benner Township, Centre County, PA**

**August 24, 2000 at 7:00 pm**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order by Chairman Joe Shultz, at the Benner Township Municipal Building at 7:05 p.m.

**ATTENDANCE**

Members present: Joe Shultz, Rob Fugate, Dave Breon, and Fred Gay. Also attending was: Renee McGowan, Zoning Officer; Al Stewart of Sweetland Engineering; and Mike Anthony of Knapka Surveying. Members absent: Tim Robinson and Steve Porter.

**MINUTES**

Planning Commission received the minutes of August 3, 2000, for their review and comment. Mr. Gay moved the minutes be approved as presented. Mr. Fugate seconded the motion.

**VOTE:**

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

**PERSONS TO ADDRESS THE BOARD**

Harold Krape Subdivision, Phase IV – Sewage Planning Module: Mr. Krape is proposing to subdivide 1.9 acres from the farm. Mr. Anthony presented a Component No. 1 Sewage Planning Module for approval. Mr. Houck has approved the module. Mr. Gay moved to recommend approval of the Planning Module. Mr. Breon seconded the motion.

**VOTE:**

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

Walker, Phase II, Land Development Plan: Mr. Anthony presented the Walker Phase II Land development plan. This phase proposes four new storage buildings. The erosion and sedimentation plan was approved, and the all the engineering details are addressed. With no other comments, Mr. Breon moved to approve the land development plan. Mr. Fugate seconded the motion.

**VOTE:**

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

Burnham Estates Sewage Planning Module: Al Stewart of Sweetland Engineering presented the Sewage Planning Module for the approval. The plan requests 269 EDU's for sewage flow. The narrative and appendices were reviewed. No public comment was received. Grandview Drive will be constructed as part of Phase I including the traffic signal and intersection improvements to Benner Pike. With all appearing in order, Mr. Fugate moved to approve the module. Mr. Gay seconded the motion.

VOTE:

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

Mr. Fugate recommended the developer pay particular attention to the architecture used for building facades so it keeps with the character of Bellefonte.

**NEW BUSINESS**

**OLD BUSINESS**

**CORRESPONDENCE**

**NOTES**

1. Proposed I-99 Overlay Ordinance: Public comment was received and changes were made to the document. It was recommended to the Committee that Township Solicitors review the proposed ordinance and tailor it to each Township's particular needs. The ordinance will be sent to Townships in the near future. Mr. Fugate noted it would be nice if Benner Township adopted the ordinance quickly to set a good example.
2. Rockview: It was suggested that standards need to be put into place to make it difficult for Rockview to develop so as to maintain the buffer that currently exists between Bellefonte and State College.
3. Howard Grove's property: Mr. Gay suggested the Township look into purchasing additional property before the opportunity doesn't exist.

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by,

Renee McGowan

Renee McGowan Zoning Officer