

BENNER TOWNSHIP PLANNING COMMISSION MINUTES

January 25, 2001

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 7:00 p.m.

ATTENDANCE

Members present: Joe Shultz, Fred Gay, Dave Breon, Steve Porter, Tim Robinson, and Rob Fugate. Also attending was: Renee McGowan, Zoning Officer, Gerald Rogers, Bonnie Moerschbacher, and Neil Porterfield of the Porterfield Group. Member absent was: Chris Berenty.

MINUTES

Planning Commission received the Re-organizational meeting minutes of January 11, 2001 and the minutes of January 11, 2001 for their review and approval. Mr. Breon noted the last sentence was omitted from the Overlay District, so the correction needs to be made. Mr. Breon moved the minutes be approved as amended. Mr. Gay seconded the motion.

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

NEW BUSINESS

Gerald Rogers Property: Mr. Gerald Rogers, Bonnie Moerschbacher, and Neil Porterfield of the Porterfield Group discussed conceptual ideas with the Planning Commission for development of their properties located at Rishel Hill and Shiloh Road. Mr. Porterfield believed mix use (residential/commercial) would be appropriate for the sites. It was recommended that a cooperative effort with College Township be encouraged so the property at Shiloh could be development uniformly between the Townships.

Shiloh Site:

The new well field for College Township is located on the site. If the site is developed, the stormwater will drain to rear of the property near UAJA. It was also mentioned that sewer agreements would need to be addressed to provide service to the site.

Mr. Rogers had two questions for the Commission:

1. Where does the proposed overlay district ordinance stand?
2. County Prison request, where does it stand?

Mr. Breon gave Mr. Rogers the update.

County Prison: Supervisors are awaiting to hear from the County on the number of acres it is requesting to be released from Rockview State Prison. Mr. Rogers would like to see a tree line buffer between his property if the County develops the prison next to his site. Mr. Breon noted the Prison would be classified as a "Conditional Use."

Overlay District Ordinance: Planning Commission passed the Ordinance to Supervisors. The Supervisors passed it back to the Commission to review the impacts of the 100 ft. setback

along Benner Pike from Penn Eagle intersection to Spring Township line.

Mr. Rogers was concerned about the use of only natural materials on the buildings, and how the 100 ft. setback affects Shiloh Road. Rishel Hill Road would not have a 100 ft. setback, just Benner Pike. Mr. Rogers indicated he had requested Spring Township to rezone Rishel Hill as C-1, but the request was denied.

Mr. Breon stated he encourages a "mixed use" approach to the sites. Mr. Fugate noted he is also in favor of the idea, and also encourages Mr. Porterfield to keep the Victorian Bellefonte theme in mind when putting together sketches for the Rishel Hill property. Mr. Fugate also noted he would be in favor of modifying the setbacks for the mixed-use proposal.

Ms. McGowan clarified what Mr. Porterfield is suggesting is really a Planned Residential District (PRD) for the two properties, meaning a mix of residential and business uses. Ms. McGowan stated the Zoning Ordinance currently does not have any regulations pertaining to this type of use, and an amendment to the Zoning Ordinance would need to occur for this to happen.

**OLD BUSINESS
CORRESPONDENCE**

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by,
Renee McGowan
Renee McGowan, Zoning Officer

