

**BENNER TOWNSHIP PLANNING COMMISSION
MINUTES
October 25, 2001**

CALL TO ORDER

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

ATTENDANCE

Members present: Genny Robine, Fred Gay, Dave Breon, and Tim Robinson. Also attending was: Renee Swancer, Zoning Officer; Jon Eich from Centre County Commissioners; Mark and Jennifer Shawley - Township Residents. Members absent were: Chris Berenty and Rob Fugate.

MINUTES

Planning Commission received the meeting minutes of September 13, 2001 for their review and approval. Mr. Breon moved the minutes be accepted. Mr. Gay seconded the motion.

Vote: Mr. Berenty: absent Mr. Fugate: absent Mrs. Robine: yes Mr. Shultz: yes
 Mr. Breon: yes Mr. Gay: yes Mr. Robinson: absent

Mr. Robinson arrives at 7:10 pm.

PERSONS TO ADDRESS THE BOARD

D. Shawley Subdivision - Sewage Planning Module: Mike and Jennifer Shawley were present for the Sewage Planning Module approval. Dan Shalwey is subdividing his 20 acre tract into two lots. One lot will be a residue, and the other lot will be for his son being approximately 1.8 acres. Originally, the subdivision was to be serviced by public sewer, but restrictions on the line from Bellefonte prohibit any additional taps at this point. Ralph Houck, Township SEO, performed soil testing and found a suitable system. The Commission reviewed the module and proposed plan. With no other comments, Mr. Breon moved to approve the Sewage Planning Module. Mr. Gay seconded the motion.

Vote: Mr. Berenty: absent Mr. Fugate: absent Mrs. Robine: yes Mr. Shultz: yes
 Mr. Breon: yes Mr. Gay: yes Mr. Robinson: yes

NEW BUSINESS

I-99 Overlay District: The Supervisors held a public hearing on October 1st. The Ordinance was not adopted. The Supervisors forwarded the Ordinance back to the Planning Commission for further review. Discussion was held regarding comments received at the public hearing being:

1. ¼ vs. 1/8 mile corridor
2. Setbacks and who should maintain and own them.

Mr. Breon noted that he recently attended a public forum at College Township. College Township is reviewing its Overlay District Ordinance, and would like to meet with the

Benner Township Planning Commission to discuss the development corridor along Shiloh Road. Mr. Breon suggested the Planning Commissions meet at one of our upcoming meetings in December. Additionally, Mr. Breon noted the Spring Township Overlay District Ordinance should be reviewed and compared to Benner's proposed Ordinance. A copy of the Spring Township Ordinance will be reviewed at the next meeting. Mr. Breon questioned the vegetation setback suggested in the ordinance, and that it should match the 100 ft. centerline measurement for building setbacks.

Mr. Breon also mentioned a set of plans from Penn DOT showing the interchange layout would be helpful. Ms. Swancer will check with the Township Engineer about getting a copy of the plans.

OLD BUSINESS

County Prison Amendment: Jon Eich was present to discuss the County Prison plans. Mr. Eich discussed the building setbacks for each of the four proposed lots. Screening and buffering were also discussed. The Commission felt screening and buffering should be added to the proposed ordinance. It was recommended that "natural vegetation" should be used as much as possible versus designed plantings. A draft of the new revisions will be given to the Commission at their next meeting.

UAJA Zoning Amendment: The Commission reviewed the latest draft of the proposed ordinance. A proposed definition was received from UAJA for "Water Control Pollution Facility" to be added to the Ordinance. With no other comments or amendments, Mr. Robinson moved to pass the ordinance on to the Supervisors. Mrs. Robine seconded the motion.

Vote:	Mr. Berenty: absent	Mr. Fugate: absent	Mrs. Robine: yes	Mr. Shultz: yes
	Mr. Breon: yes	Mr. Gay: yes	Mr. Robinson: yes	

CORRESPONDENCE

NOTES

Mr. Shultz signed a letter to be sent to Mr. Berenty asking if he is still interested in serving on the Planning Commission.

Bellefonte Airport Master Plan: Tim Robinson will represent the Planning Commission on the Technical Committee reviewing the Master Plan. The meeting is scheduled for December 4.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer