

**BENNER TOWNSHIP PLANNING COMMISSION
MINUTES
November 8, 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, Rob Fugate and Tim Robinson. Also attending was: Jon Eich from Centre County Commissioners. Members absent were: Chris Berenty and Renee Swancer.

MINUTES

Planning Commission received the meeting minutes of October 25, 2001 for their review and approval. Mr. Gay moved the minutes be accepted. Mr. Robinson seconded the motion.

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

NEW BUSINESS

Ordinance No. 80, Tower Amendments: Mr. Breon gave the Commission an update from the public hearing held. The Ordinance was sent back to the Commission to review these two items.

1. Mr. Elnitski had concerns about towers applications, and airport owners not being contacted about their construction.

2. Mike Soble, resident from Purdue Mountain, is not in favor of the amendment, and he feels the 200 ft. setback is adequate and anything less would adversely affect adjoining property owners.

Mr. Breon noted the Supervisors have a court decision from another Township stating that the 200 ft. setback lacks merit, so the new amendment includes a section requiring written Engineering certification that the tower would meet collapse ability.

Mr. Fugate moved to add to the Ordinance that notification of airport owners be required by the applicant as part of the Conditional Use process. Mr. Breon seconded.

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

OLD BUSINESS

Ordinance No. 82, Fire Training Facility & County Prison Amendment: Commission continued to reviewed the ordinance. Commission discussed the changes made at the last meeting including the height standards, lot requirements, etc.

Mr. Robinson moved to accept the ordinance as presented with the exception that the 15 acres on Page 2 be corrected, and recommended approval to the Supervisors. Mr. Fugate seconded the motion.

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

I-99 Overlay District. Mr. Breon noted he wanted the Spring Township Ordinance available for the meeting to review what changes Spring made to the Ordinance. Spring Township is using ¼ mile and did not change to 1/8 mile for corridors.

Mr. Breon noted the starting and ending points of intersections, access roads, etc. may need further defined. The Commission felt the 100 ft. setback is adequate.

It was discussed that Figure 4 needs changed to reflect 100 ft. setback from the centerline of the road, and not 75 feet minimum setback. This statement is confusing and should properly reflect the setbacks.

On Page 14, Section 3.1.D, "Direct vehicular access to uses fronting on an Interchange Access Road **SHALL** be used where direct access currently exist." The Commission believes "**SHALL**" should be changed to "**MAY**".

Building placement in relation to hilltops was discussed. Discussion was held regarding whether or not Benner Township would be greatly impacted by this section. Previously this section was changed to say "encouraged." It was decided to leave the section as is.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer