

**BENNER TOWNSHIP PLANNING COMMISSION  
MINUTES  
December 13, 2001**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Chairman Joseph Shultz at the Benner Township Municipal Building.

**ATTENDANCE**

Benner Township Members present: Genny Robine, Dave Breon, Rob Fugate and Tim Robinson. Benner Township members absent: Fred Gay and Chris Berenty. Also attending was: Residents: Gerald Rogers, Bonnie Rogers-Moerschbacher., Ron Rogers. Business Representatives: Tom Kennington, Michael Krentzman, Todd Smith from ELA Group, Inc. Zoning Administrators: Renee Swancer from Benner Township and Ron Taverno from College Township. College Township P.C. Members: Donald Joyce, John Maylie, Al Barbour, Ron Weis and Marty Bradley. Sebastrian Degregorio from Centre Regional Planning.

**MINUTES**

Planning Commission received the meeting minutes of November 8, 2001 for their review and approval. Mr. Fugate moved the minutes be accepted. Mrs. Robine seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

I-99 Overlay District Ordinance. College Township Planning Commission met with the Benner Township Planning Commission to discuss the proposed I-99 Overlay District Ordinance and its affects in the Shiloh Road corridor.

Dave Breon from Benner Township gave a ten minute presentation representing Benner Township. Mr. Breon discussed an overview of the ordinance, particularly, the following:

1. 100 ft setback: appears to be a problem for Benner landowners
2. ¼ mile versus 1/8 mile: why Benner Township kept the ¼ mile corridor.
3. Access roads: where do they begin and end for measuring setbacks.
4. Tree preservation: Section was not removed based on Benner Township's attorney's opinion.

John Maylie from College Township gave a ten minute presentation. Mr. Maylie discussed College's perspective.

1. College wondered if the I-99 Overlay District ordinance should be adopted separately or incorporated within the Township wide ordinances?
2. Zoning districts around interchanges.
3. In relation to the Ordinance itself,
  - a. Site design - College felt they could not dictate a list of materials.

- b. Highway access/safety – College accepted.
- c. Landscaping/setbacks – some portions were kept. Parking lot landscaping was kept.
- d. Underground utilities – College accepted.
- e. Signs/Lighting – College kept their existing ordinances.
- f. Environment – College didn't agree with slopes.

Both Commissions found common issues exist between the two Townships in the Shiloh Road area. ¼ versus 1/8 mile appears to be an area of concern for both Townships, especially how will Overlay District be transitioned between the Townships.

Issues of importance appeared to be as follows:

- 1. Preserving the existing road system – transportation.
- 2. Details for the transition ¼ vs. 1/8 mile for the corridor.
- 3. Vision for the corridor.
- 4. Public utilities for the area.

It was agreed upon that both Commissions should get together--starting in January to discuss the Ordinance in more detail. Mr. Ron Traveno and Mrs. Swancer will coordinate the meetings.

Mr. Rogers noted that he gives credit to College Township for dove-tailing the I-99 Overlay Ordinance to the existing College Township ordinances, and recommends Benner Township do the same.

**NEW BUSINESS**

**OLD BUSINESS**

Benner Pike Chiropractic Plan: Mrs. Swancer explained the plan was modified slightly because of incorrect plan notations for parking lot design. The error was discovered, and was corrected thereby requiring new signatures on the plan. Mr. Fugate moved to re-sign the plan. Mr. Shultz seconded the motion.

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

**CORRESPONDENCE**

**NOTES**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
*Renee Swancer, Zoning Officer*