

BENNER TOWNSHIP PLANNING COMMISSION MINUTES

February 22, 2001

CALL TO ORDER

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

ATTENDANCE

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

MINUTES

Planning Commission received the meeting minutes of January 25, 2001 for their review and approval. Mr. Porter moved the minutes be accepted. Mr. Berenty seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Gerald Rogers Property: Mr. Gerald Rogers, Bonnie Moerschbacher, and Neil and Garret Porterfield of the Porterfield Group presented their conceptual plan of the "Village at Shiloh". The conceptual plan includes the following:

Benner Township:

1. Two hotels and free-standing restaurant - 15 acres/220 rooms
2. Office Park - 13 acres/60,000 gross sq. ft. (one story).
3. Peddlers Village - 11 acres/50,000 gross sq. ft. (one floor)
4. Open Space - 14 acres

College Township:

1. Planned Residential Community - 54 acres
 - a. Open Space - 14 acres
 - b. Housing
 - (1) Apartments - 36 in 4 buildings
 - (2) Townhouses - 45
 - (3) Village Homes - 30
 - (4) Perimeter Homes - 46
 - c. Day Care Center
 - d. Meeting House/Fitness Center
 - e. Town Green - Bocci/Horseshoe
 - f. Convenience Store/Deli

Total Open Space is 28 acres between the Townships. The plan includes bike and walking trails, tennis courts, playfields, and water detention areas.

The Commission felt the plan was well-put-together. Mr. Fugate recommended amending the C-1 zoning district to include general commercial uses allowing the Peddler's village. Mr. Porter was concerned about amending the ordinance because of the long-term effects it may have on the Township, and questioned whether a new zoning district should be developed. Ms. McGowan suggested the property could include a C-1 and a C-2 zoning district. Mr. Fugate questioned if this would be "spot zoning." Ms. McGowan stated Larry Jodon's property contains three different zoning classifications (R-3, C-2, and VC).

Spring Valley Road to University Area Joint Authority (UAJA) will be reconfigured. The current zoning for the area is Planned Commercial (C-1). The plan Mr. Rogers proposes includes general commercial requiring either: (1) an amendment to the C-1 zoning district allowing for commercial uses; (2) rezoning of the property to include C-2; and/or (3) creating a new zoning district addressing the proposed plan.

Ms. McGowan asked how the plan would be developed. Mr. Porterfield explained a preliminary plan would outline the plan's concepts. The property would be divided into several tracts of ground offered to Developers to develop. Discussion was held regarding the regional stormwater suggested for the Shiloh area. The Roger's property will contain its stormwater drainage and not discharge into a regional detention area.

Mr. Rogers asked if the zoning amendment or rezoning request should be initiated through the Supervisors or by himself. Ms. McGowan recommended Mr. Rogers make application himself. Utilities were discussed. Mr. Rogers believed he would have no trouble with water and sewer. Mr. Rogers spoke with UAJA about service. Ms. McGowan discussed the Act 537, and that Spring-Benner-Walker Joint Sewer Authority (SBWJA) intends on servicing this area. It was questioned whether SBWJA should service the area. Mr. Fugate recommended to Mr. Rogers to contact ClearWater Conservancy about SBWJA crossing with sewer pipes across Spring Creek.

OLD BUSINESS

Overlay District Ordinance: The Commission reviewed the Benner Pike map provided by HRG, Inc. showing the proposed 100 ft. setback in relation to the property lines. The Commission questioned whether a new zone should be setup for this area, since in some places the setbacks would be too restrictive. Mr. Fugate questioned whether the setback should be reduced. Mr. Fugate stressed concerns over developers buying up smaller lots to make larger lots, and questions when the 100 ft. setback should become effective.

NEW BUSINESS

Subdivision and Land Development Ordinance: The Subdivision and Land Development handout was given to the Commission to review for the next meeting. The handout discusses the roles and responsibilities of the Planning Commission when administering a Subdivision and Land Development Ordinance as outlined by the Pennsylvania Municipalities Planning Code.

CORRESPONDENCE

Growing Greener: The Commission acknowledged receipt of the material.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by,
Renee McGowan
Renee McGowan, Zoning Officer