

**BENNER TOWNSHIP PLANNING COMMISSION  
MINUTES**

**March 22, 2001**

**CALL TO ORDER**

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

**ATTENDANCE**

Members present: Steve Porter, Tim Robinson, Chris Berenty, Dave Breon, Fred Gay, and Rob Fugate. Also attending was: Renee McGowan, Zoning Officer, Larry Jodon, Janos Koltay, John Sepp of Penn Terra Engineering. Member absent was: Joe Shultz.

**MINUTES**

Planning Commission received the meeting minutes of February 22, 2001, for their review and approval. Mr. Breon noted several typographical errors on the minutes. Mr. Robinson 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: yes      Mr. Gay: yes      Mr. Robinson: yes

**PERSONS TO ADDRESS THE BOARD**

Larry Jodon Rezoning Request: Mr. Jodon and Mr. Sepp presented a sketch plan of a proposed development for Mr. Jodon's property. Mr. Jodon expanded upon a joint meeting held at his property with Penn DOT and Township officials. The consensus of the group meeting was to close Beezer Hill Road at the intersection because of its dangerousness and place a new intersection onto Benner Pike and funnel the traffic out there instead. Mr. Jodon's property contains 48 acres. The property is currently zoned Village Commercial (VC) and Medium Density Residential (R-3). Mr. Jodon is proposing to rezone the property to the suggested configuration being:

1. 7.088 acres from VC to R-3
2. 2.361 acres from VC to C-2 (General Commercial)
3. 0.305 acres from R-3 to C-2.

The proposed development is intended to serve as an elderly housing or assisted living facility. Mr. Jodon wants to development the plan theme as Victorian with lighting, sidewalks, benches, etc. After a lot of discussion, the Commission agreed the proposal was worth considering and Mr. Robinson moved to recommend approval to the Supervisors. Mr. Porter seconded the motion.

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

Janos Koltay Zoning Amendment: Mr. John Sepp presented a proposal for the Fillmore Farms Manufactured Home Park to amend the original plan. Mr. Koltay's group is interested in purchasing the property and developing it with condominiums versus manufactured homes.

Fillmore Farms was originally designed for 432 homes where the new concept is proposing 350-375 units. The Group is requesting to amend the ordinance to allow for 1 unit per 12,000 sq. ft. of gross acreage for the development—allowing for about 375 units for the overall 100 acres. A lot of discussion was held regarding the request. Some members of the Commission were opposed while others were in favor of the request. It was concluded that maybe clustering could work with the property. Mr. Fugate recommended that Mr. Breon bring to the next meeting the clustering option section the Planning Commission wants to amend the zoning ordinance with. The matter was table to the next meeting.

#### **OLD BUSINESS**

Overlay District Ordinance: Ms. McGowan stated the public hearing has been scheduled for May 7<sup>th</sup> at 7:30 p.m.

#### **NEW BUSINESS**

#### **CORRESPONDENCE**

#### **ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by,  
*Renee McGowan*

Renee McGowan, Zoning Officer