

BENNER TOWNSHIP PLANNING COMMISSION
MINUTES
June 28, 2001

CALL TO ORDER

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

ATTENDANCE

Members present: Genny Robine, Tim Robinson, Joe Shultz, Dave Breon, and Rob Fugate. Also attending was: Renee McGowan, Zoning Officer, Lynn Auman of Penn Terra Engineering and Jon Eich from the County. Members absent were: Chris Berenty and Fred Gay.

MINUTES

Planning Commission received the meeting minutes of June 14th 2001, for their review and approval. Following the correction of one typo, Mr. Breon moved the minutes be accepted. 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

PERSONS TO ADDRESS THE BOARD

Penn State Test Track Land Development Plan: Lynn Auman from Penn Terra Engineering, Inc. presented the land development to the Commission for signatures. The plan consists of wash bay, testing facility, propane tank relocation, stormwater easement for enlargement of basin, and loading dock with gravel drive for the Penn State Test Track. A septic permit was issued by Ralph Houck. Mr. Shultz asked if the Township engineer approved any grease traps for the facility. Mr. Auman indicated "yes." Mr. Fugate asked if there would be a problem with impervious coverage. Ms. McGowan stated the plan is well within the requirements for coverage percentages. With all comments appearing to be met, Mr. Fugate moved to approve the plan. Mr. Robinson 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

County Prison/Fire Training Facility Zoning Amendment Request: Mr. Jon Eich was present from the County to discuss the request to amend the Agricultural-Rural Residential District to include the new County Prison project and the fire training facility as a conditional use within the district. The County recommends the Township add a new zoning classification of "governmental use" to the chart. The County is now preparing a subdivision plan to proceed with the land acquisition. Lot #1 will be 27.12 acres for the County Prison, Lot #2 will be 15 acres for the fire training facility, and Lot #3 will be for General services. Requests have been filed with Spring-Benner-Walker Joint Authority and Bellefonte Boro for sewer and water service. Mr. Fugate asked if Lot #3 could be turned over to the Township. Mr. Eich didn't know what the plans for Lot #3 were from Rockview. The fire training facility would access the site from Paradise Road instead of Benner Pike, and a buffer would be created along Benner Pike. Drainage for the fire training facility will be better at this site, and a lot of the existing trees will remain on the site. Mr. Fugate asked Mr. Eich if 85 EDU's for the Prison sewer would be sufficient. Mr. Eich indicated it would. Mr. Fugate asked if the same Fire Training site plan, as developed for UAJA would be used. The same would be.

Mr. Fugate moved that a draft ordinance be prepared and returned to the Planning Commission for further discussion. Mr. Robinson 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

OLD BUSINESS

I-99 Overlay District Ordinance: Discussion continued with the I-99 Ordinance. The corridor of ¼ mile versus 1/8 mile was discussed. It was decided to leave the ¼ mile. Vehicle access points will be defined as “permitted” access points—not farm lanes. Continued discussion regarding distance from interstate and access points continued. Ms. McGowan was to look into distances at Lowes and Snow Shoe exit to see how far these access points were, and to get information from Roxanne Shields on rationale behind distances outlined in the Ordinance.

NEW BUSINESS

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by,
Renee McGowan
Renee McGowan, Zoning Officer

Tina Voltz
Alliance Mortgage Company
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RE: AMC Loan No. 155377
Partial Release