

**BENNER TOWNSHIP PLANNING COMMISSION
MINUTES
July 12, 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: Fred Gay, Genny Robine, Tim Robinson, Joe Shultz, Rob Fugate, and Dave Breon. Also attending was: Renee McGowan, Zoning Officer. Member absent was: Chris Berenty.

MINUTES

Planning Commission received the meeting minutes of June 28^h 2001, for their review and approval. Mr. Fugate moved the minutes be accepted. Mr. Breon 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

PERSONS TO ADDRESS THE BOARD

OLD BUSINESS

I-99 Overlay District Ordinance: Discussion continued with the I-99 Ordinance. The 800 ft. separation between access points was discussed. Ms. McGowan stated the Lowes' access and the Snow Shoe access for IGA Halls is about 1/10th mile each. It was decided to keep the 800 ft. separation distance. The Ordinance allows for variances for anything less than 800 ft. With all comments appearing to have been thoroughly discussed, Mr. Fugate moved to pass the Ordinance to the Supervisors and recommend adopting the Ordinance. 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

Planned Residential District (PRD) Ordinance: The Commission reviewed the draft PRD Ordinance. Mr. Breon presented Ferguson Township's PRD Ordinance. Mr. Breon feels the draft is "too sophisticated" for Benner Township. Ms. Robine questioned if it was--sophistication may be what Benner needs. Ms. Robine talked about the "Visioning Committee for Benner Township. She would like to put together the Committee's final visioning results and give it to the Commission to review since it was never completed. It was decided to review the Ferguson and draft ordinance and compare to the two at the next meeting.

NEW BUSINESS

County Prison and Fire Training Facility zoning amendment: Ms. McGowan passed out a draft Ordinance for the zoning amendment for the County Prison and Fire Training Facility. Discussion was held regarding the definition of "governmental use." It was determined that "governmental use" is too vague, and it could include all types of uses that the Township may not necessarily want in the Agricultural-Rural Residential District-- which comprises most of the Township. The Commission reviewed the draft ordinance and made several changes. Those changes included increasing the maximum height to 45 ft. for fire training facility and modifying the definitions of county prison and fire training facility. Additionally, the parking and impervious coverage requirements need refined for the next meeting. Ms. McGowan was to look into the changes and report at the next meeting.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by,
Renee McGowan
Renee McGowan, Zoning Officer