

**BENNER TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**July 26, 2001**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:10 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; Thomas Kennington of Keystone Realty, Gerald Rogers, Resident; John Sepp of Penn Terra Engineering; Larry Jodon, Resident; and Jon Eich from the County. Members absent were: Chris Berenty and Fred Gay.

**MINUTES**

Planning Commission received the meeting minutes of July 12<sup>th</sup> 2001, for their review and approval. Mr. Breon moved the minutes be accepted. Mr. Fugate 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**

Gerald Rogers: Mr. Rogers was present to discuss his property and proposed uses for the farm. Mr. Kennington of Keystone Realty was also present with Mr. Rogers. Mr. Rogers believes the property should be considered to be rezoned from Planned Commercial (C-1) to General Commercial (C-2). Mr. Rogers believes the board should be proactive to what the area will bring.

Larry Jodon -Victorian Village: Mr. Larry Jodon and John Sepp were present to discuss the preliminary plan of Victorian Village with the Board. The plan consists of high density residential lots, commercial lots, and village commercial lot totaling 12 lots. Beezer Hill Road is to be closed, but the driveway to access Mr. Jodon's property is to be maintained as a private driveway. The property straddles the Spring/Benner Township line. A traffic impact study is being performed to determine the traffic light issue at Benner Pike where the new intersection is proposed. The Victorian theme of the development was discussed. The development is to be for the elderly community with the amenities to support the development. The Commission reviewed and provided comments on the plan.

County Prison/Fire Training Facility Zoning Amendment Request: Mr. Jon Eich was present from the County to discuss the request to the proposed zoning amendment. Mr. Eich discussed the literature he gave Ms. McGowan on parking requirements. The sketch of the prison layout was presented and discussed with the Commission.

**OLD BUSINESS**

PRD Ordinance: Discussion continued with the proposed PRD Ordinance. Ms. Robine suggested the Commission begin deciding "what do we want as a Township." The Commission was to review the intent section of the ordinance and begin with working from there at the next meeting.

**CORRESPONDENCE**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by: *Renee McGowan, Zoning Officer*

