

**BENNER TOWNSHIP PLANNING COMMISSION  
MINUTES  
August 23, 2001**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 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 Swancer, Zoning Officer; Mark Toretta of Penn Terra Engineering; Wayne Engle from Knapka Surveying; and Jon Eich from the County. Members absent were: Chris Berenty and Fred Gay.

**MINUTES**

Planning Commission received the meeting minutes of July 26<sup>th</sup> 2001, for their review and approval. Mr. Fugate moved the minutes be accepted. Mrs. Robine seconded the motion.

Vote: Mr. Berenty: absent                      Mr. Fugate: yes                      Mrs. Robine: yes                      Mr. Shultz: yes  
         Mr. Breon: absent                      Mr. Gay: absent                      Mr. Robinson: yes

Mr. Breon arrives at 7:10 pm.

**PERSONS TO ADDRESS THE BOARD**

Gerald Corl Planning Module: Mr. Engle presented the Planning Module to the Commission for review and approval. Mr. Corl is subdividing his property on Barns Lane for his son. This is a two-lot subdivision. The new lot will be 60,000 sq. ft. The Commission reviewed the module, and with all being in order, Mr. Robinson moved to approve the Planning Module. 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

Benner Pike Chiropractic Clinic: Mark Toretta from Penn Terra Engineering presented the preliminary plan for the clinic. The existing building is to be removed and a new three-story building is proposed with parking in the front and rear of the lot. Mr. Fugate objected to the layout because it was not in the "spirit" of the new I-99 Overlay District which requires more landscaping and 100 ft. setbacks. The lot is 100 ft. wide and 500 ft. deep. The plan was submitted prior to the advertisement of the proposed ordinance and thereby is "grandfathered". With no other concerns, Mr. Robinson moved to approve the plan, and Mr. Breon 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

**NEW BUSINESS**

AT&T Tower Extension Request. AT & T requests to extend an existing tower on Purdue Mountain an additional 80 ft. No Company representatives were present to discuss the application with the Planning Commission. Mr. Breon stated he would like to review the original decision granted by the Board in 1989. The tower is located on Clair Stem's property. FAA documentation was provided approving the extension. The Commission recommended to the Supervisors the following:

- 1. Structural information on the tower should be supplied at the public hearing.
- 2. Planning Commission is in favor of co-location rather than more tower construction.

Mr. Breon moved the above recommendation, and 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**

County Prison/Fire Training Facility Zoning Amendment Request: The suggestions provided by the Centre County Regional Fire Training Center Planning Committee were discussed. The 75 ft. tower issue was discussed and the Commission believed that having a tower was necessary to train fire personnel on different training missions. Additionally, it was suggested that a "fall zone" setback requirement be recommended to protect adjoining properties if the tower would fail.

The parking requirements appear to be reasonable. It was recommended that if buildings are constructed that ample parking spaces may be needed, and it did not seem unreasonable to require gravel parking areas. Mr. Robinson objected to specifying the "ownership" of the training facility, and that the definition recommended be used, but not Option "B." Representatives from the Committee would be available to discuss issues with the Planning Commission at their September 13<sup>th</sup> meeting.

Mr. Jon Eich was present from the County to discuss the requested proposed zoning amendment. Mr. Eich spoke about the layout of the subdivision plan, and the lot for the new Penn DOT Maintenance Facility for Centre County. Penn DOT requires at least 10 buildable acres, so the lot line between the proposed County Prison lot and the Penn DOT keeps being revised. A new lot for Rockview (being Lot #4) is now proposed. The color and look of the buildings for the prison were discussed. Mr. Fugate stressed the County should have a prison that looks "asethically pleasing" being the gateway to Bellefonte off the interchange—that stark concrete is not acceptable. Mr. Breon recommended a letter be sent to the County Commissioners that the new prison should look have asethic appeal and that the letter should be signed by both the Supervisors Chairman and the Planning Commission chairman. Mrs. Swancer to draft the letter.

Mr. Eich stated that bids for the construction are to be let out in January and the County hopes to accept bids in Feb. and March and begin construction in March/April.

Mr. Robinson left at 8:17 p.m.

**OLD BUSINESS**

PRD Ordinance: Discussion was tabled until the next meeting.

**CORRESPONDENCE**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
*Renee Swancer, Zoning Officer*