

**BENNER TOWNSHIP PLANNING COMMISSION
MINUTES
September 13, 2001**

CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Vice Chairman Robert Fugate at the Benner Township Municipal Building.

ATTENDANCE

Members present: Genny Robine, Fred Gay, Dave Breon, and Rob Fugate. Also attending was: Renee Swancer, Zoning Officer; Dave Pike of Penn Terra Engineering; Louis Glantz from Orchard Creek; Larry Jodon, Jim Steff of Centre Region COG, Cory Miller of UAJA, Terry Royer of Pleasant Gap Fire Company, Tim Shreffler of Centre County Chief Association, Walt Wise, and Gary Royer. Members absent were: Chris Berenty, Joe Shultz, and Tim Robinson.

MINUTES

Planning Commission received the meeting minutes of August 23, 2001, for their review and approval. Mr. Breon moved the minutes be accepted. Mrs. Robine seconded the motion.

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

Mr. Breon arrives at 7:10 pm.

PERSONS TO ADDRESS THE BOARD

Hampton Hills Subdivision: Mr. Pike presented the plan to the Commission for review and approval. This is a 76-lot subdivision located across from Crestview Development along Buffalo Run Road. All comments regarding the plan have been addressed. The subdivision will be served by a private, community water system. The Commission wanted Bellefonte Airport to know that the plan was being approved. With all comments being addressed, Mr. Gay moved to approve the plan. Mr. Breon seconded the motion.

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

Victorian Village Preliminary Plan: Mr. Jodon presented his plan to the Commission. Mr. Jodon presented a notarized copy of the Bellefonte Borough minutes showing that the water allocation will be granted. DEP currently has "capped" additional allocations of water from Bellefonte until Bellefonte addresses its leaking system. Mr. Jodon asked for a "conditional approval of the plan." Mrs. Swancer gave the Commission Solicitor's opinion regarding if the plan should be "conditionally" until water is available for the development. Some members of the Commission felt a "conditional" approval would not be a problem. Mrs. Swancer stated the plan has not been reviewed for compliance for County or Zoning

comments, but the Engineer has reviewed the plan. Discussion was also held regarding the action Spring Township took on the plan. With no other discussion, Ms. Robine moved to approve the plan, and Mr. Breon seconded the motion.

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

University Area Joint Authority Zoning Amendment: Mr. Cory Miller was present from the Authority to discuss its zoning amendment request. The Commission reviewed the draft ordinance. Mr. Fugate believed the request is acceptable, and recommended that the use be listed as "conditional use" instead of a "permitted use." A definition will need to be added. Ms. Robine moved to recommend the Ordinance to the Supervisors. Mr. Breon seconded the motion.

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

Fire Training Facility zoning amendment. Members of the Fire Training Facility were present to discuss the proposed zoning amendment to the Zoning Ordinance. Mr. Schreffler discussed the recommendation from the Committee including the height of the training tower and parking areas.

Mr. Fugate stated he had no objection to the training tower as long as it is located toward the back of the property. Discussion was held and pictures were shown from other training sites. Discussion was held regarding their proposed classroom. Additional parking may be required. Gravel would be acceptable. Overflow parking could be accommodated on grassy areas. Maximum vehicles could be around 45-50. At this point, parking should be designed for about 25 cars. Mr. Jodon asked what kinds of smoke would be emitted. Mr. Shreffler indicated the DEP monitors the releases, and the smoke would be minimal. Wood pallets/steam would be used. No flammable liquids or hazardous substances. The contamination found at the other training site would not be found here. Committee is proceeding with the land acquisition with the County. They will get started on the process when the land is acquired, and then it will be bid out to an Engineer to prepare the necessary plans.

NEW BUSINESS

Bellefonte Airport Master Plan: Mr. Breon indicated that Mr. Elnitski, Jr. had contacted him about representation from the Planning Commission to serve on a Technical Committee. This committee is to meet on September 25, October 23, and December 4. It was decided from the Commission that a written request should be received from the Elnitski's to the Planning Commission making such request. The Commission decided to ask Mr. Shultz to serve on the Committee.

OLD BUSINESS

Proposed PRD Ordinance: The "intent" section of the ordinance was discussed. Mrs. Swancer indicated that items from the Municipalities Planning Code were inserted in the draft. Additionally, discussion was held regarding the work that Ms. Robine did with the intent section. Mr. Breon indicated that the Comprehensive Plan is not consistent with the Zoning Ordinance as far as conservation is concerned.

The Commission will continue working with the Ordinance at its next meeting.

CORRESPONDENCE

NOTES

Mr. Fugate indicated that Chris Berenty may want to resign his position with the Planning Commission. The Commission asked Ms. Swancer to draft a letter to Mr. Berenty.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer