

BENNER TOWNSHIP PLANNING COMMISSION

MINUTES

February 28th, 2002

CALL TO ORDER

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

ATTENDANCE

Members present: Jim Swartzell, Genny Robine, Rob Fugate, Tim Robinson, and Dave Breon.
Members absent: Joe Shultz and Fred Gay. Also attending was: Larry Jodon and John Sepp from Penn Terra Engineering.

MINUTES

Planning Commission received the regular meeting minutes of January 24th, 2002 for their review and approval. Several typographical errors were found. Mr. Robinson moved the minutes be accepted as amended. Mr. Swartzell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Victorian Village: John Sepp presented the Victorian Village Plan to the Commission for their approval. The layout of the development was discussed. Public water and sewer will be available from Bellefonte Borough. The Beezer Hill closing was discussed. Beezer Hill will be cul-de-saced. The municipal engineering comments have been addressed. With no other concerns to be addressed, Mr. Breon moved to approve the Preliminary Plan for Victorian Village. Mrs. Robine seconded the motion.

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

Victorian Village Conceptual Sketch Plan of Land Development: Mr. Sepp presented a plan showing a proposed land development plan. This plan proposes quad-plex units (4 units) with two car garages separating each unit. The development is for elderly housing (primarily 55 years and upwards). A clubhouse/community center is proposed. Two access points will enter the development, and a sidewalk with landscaping will be placed around the development's perimeters. The Commission felt the plan "conceptually" looked good and recommended to Mr. Jodon to continue working on the plan.

NEW BUSINESS

Joint Comprehensive Plan: Mr. Fugate explained the efforts underway for a Joint Comprehensive Plan for municipalities in the Nittany Valley region which includes Benner Township. A grant proposal is being prepared to be submitted to the State to cover the cost of the preparation of such Plan. The new amendments to the Municipalities Planning Code now requires municipalities to revise their comprehensive plans every 10 years.

OLD BUSINESS

Proposed PRD Ordinance. The Commission decided to review the first few sections of the Ordinance for their next meeting. Ms. Swancer will go through the Ordinance and make revisions for the next meeting.

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer