

**BENNER TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**July 25<sup>th</sup>, 2002**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:05 p.m. by Chairman Rob Fugate at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Robert Fugate, Tim Robinson, Jim Swartzell, and Genny Robine. Members absent: Joe Shultz and Fred Gay. Also attending Renee Swancer, Zoning Officer; John Sepp of Penn Terra Engineering; Larry Jodon, resident; Andrea Reed from McCormick, Taylor & Associates, Inc.; Bob Dannaker, Airport Manager, and Robert Finley of PSU.

**MINUTES**

Planning Commission received the regular meeting minutes of June 27<sup>th</sup>, 2002 for their review and approval. Mr. Robinson moved the minutes be accepted. Ms. Robine seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

Victorian Village Subdivision Plan: Mr. Larry Jodon was present to talk to the Commission about his pending plan. Mr. Jodon feels all his pending comments for his plan have been addressed. Victorian Village is to be located on the Benner Pike, and the development lies between Spring and Benner Townships. Spring Township granted "conditional approval" on the plan. Mr. Jodon talked with the Commission about the closing of Beezer Hill Road. The Supervisors had discussed with Mr. Jodon various options for the closing of Beezer Hill Road that included vacating and abandoning the roadway. At this point, no decisions have been made as to what to do with Beezer Hill. Mr. Sepp believes that all comments regarding this plan have been addressed. Mr. Sepp recommended the Commission grant "conditional approval" to the plan. Mr. Swartzell moved to "conditionally approve" the Final Subdivision Plan. Mr. Fugate seconded the motion. No signatures were affixed to the plan.

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

Victorian Village Land Development Plan. Additionally, Mr. Sepp also asked the Commission to "conditionally approve" the land development plan. The plan consists of apartments and a clubhouse. No engineering comments have been received yet, just the County's comments. Ms. Robine moved to "conditionally approve" the plan. Mr. Swartzell seconded the motion. No signatures were affixed.

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

University Park Airport Conditional Use Request: A Conditional Use proposal was presented before the Commission for the Rehabilitation/Expansion of the Airline Terminal Apron for the University Park Airport. The original apron was constructed in 1982. The stormwater drainage from the site for the additional 1.7 acres will be handled by the existing stormwater management ponds.

University gave out a handout explaining their proposal which read:

"Proposed Work:

- Remove the existing bituminous concrete pavement and subbase, perform minor regarding of the subgrade, and construct a new concrete pavement section.
- Expand the airline terminal apron approximately 135 ft. to the west and approximately 85 ft. to the south to create an additional aircraft parking position. Total additional impervious surface is approximately 5,600 SY. The expanded apron will be a concrete pavement section that matches the adjacent concrete pavement section.
- Other work items include drainage, electrical and pavement marking.
- Engineer's estimate for the construction is approximately \$1.3 million.

Reasons for the proposed work:

**Rehabilitation**

- The existing bituminous pavement section was constructed in 1982 and shows signs of fatigue cracking and rutting. Continued preventative maintenance is not cost effective.

**Expansion**

- The airline terminal apron is being used to near full capacity for commuter aircraft that remain overnight. At present there are five (5) marked aircraft parking positions on the apron. The number of commuter aircraft that remain overnight occasionally fluctuates from 5 to 6 due to the airlines adding and dropping flights from time to time. An additional aircraft parking position will bring the total number of marked aircraft parking positions to six (6).
- The existing airline terminal apron is approximately 23,160 SY. The proposed expansion increases the apron by 19% to approximately 28,760 SY.
- The anticipated introduction of Regional Jets (RJs) to University Park Airport brings the need to expand the airline terminal apron to accommodate Regional Jets.

**Stormwater Management**

- McCormick, Taylor & Associates, Inc. conducted the Stormwater Management Analysis, dated July 2002. The stormwater analysis report concludes that the additional stormwater run-off generated from the additional impervious surface will be managed within the existing stormwater management Pond 4A. Also, the existing capacity of the culvert at Rock Road will not be exceeded during the 100 year 24 hour storm event.
- An Erosion and Sedimentation Control Plan has been submitted to the Centre County Conservation District for review and approval.

**FAA Approvals**

- The proposed project is shown on University Park Airport's Airport Layout Plan on file with the FAA and approved by the FAA in 1996.
- The proposed project received environmental approval from the FAA in April 2002.
- The proposed project is consistent with the ongoing Airport Master Plan project. "

The Commission believed the proposal would be acceptable. No one had any specific comment regarding the project, so Mr. Swartzell moved to recommend approval to the Supervisors. Mr. Robinson seconded the motion.

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

**NEW BUSINESS**

**OLD BUSINESS**

Draft PRD Ordinance. The Commission continued working on the draft ordinance.

**CORRESPONDENCE**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
*Renee Swancer, Zoning Officer*