

# BENNER TOWNSHIP PLANNING COMMISSION

## MINUTES

April 24, 2003

### 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: Tim Robinson, Jim Swartzell, Joe Shultz, Robert Fugate, Mike Anthony, Robert Morrell, and Genny Robine. Also attending Renee Swancer, Zoning Officer; Larry Jodon, Benner Township resident; Jon Eich and Gene Lauri from Centre County; and Robert Matejczk from L. Robert Kimball & Associates; Gerald Rogers; Michael Pratt from Keller Engineers; Steve Kreiser from Restek.

### MINUTES

Planning Commission received the regular meeting minutes of March 13<sup>th</sup>, 2003 for their review and approval. Mr. Swartzell moved the minutes be accepted. Mr. Morrell seconded the motion.

Vote: Mr. Swartzell: yes                      Mr. Fugate: yes                      Mrs. Robine: yes  
Mr. Shultz: yes                              Mr. Morrell: yes                      Mr. Robinson: yes  
Mr. Anthony: yes

### PERSONS TO ADDRESS THE BOARD

Victorian Village - Lot 5: Mr. Jodon presented to the Commission the preliminary plan for Lot 5 of the Victorian Village Subdivision. The plan consists of condominium-type housing for age 55-over occupants. The new project is partially located in Benner and Spring Townships. A clubhouse is proposed. All engineering and county comments have been addressed. Mr. Jodon hopes to present the final plan to the County next month. Mr. Shultz moved to approve the plan, Mr. Morrell seconded the motion.

Vote: Mr. Swartzell: yes                      Mr. Fugate: yes                      Mrs. Robine: yes  
Mr. Shultz: yes                              Mr. Morrell: yes                      Mr. Robinson: yes  
Mr. Anthony: yes

Centre County Prison - Conditional Use Application: Mr. Eich and Mr. Matejcyk presented to the Commission the County Prison project. The County proposes to construct an 87,673 sq. ft. including associated parking and other site improvements. A traffic impact study was prepared and submitted to the Township for approval. Traffic light and turning lane from Benner Pike is proposed. Colors proposed for the building may consist of either red/brown or gray/white. Current timetable for construction is 18 months. Mr. Rogers stated his concerns regarding screening along his property line and stormwater drainage towards his property and Rishel Hill Road. Mr. Rogers wants a 25 ft. buffer of Norway spruces. The inner workings of the prison, personnel, security, vegetative plantings, and stormwater management were all discussed with the Commission.

After completing discussion, Mr. Robinson moved to recommend approval to the Supervisors, and recommended the following concerns be addressed:

1. Provide information related to the geothermal well field including specifications on the well system's water additive.
2. Provide additional screen along the northeastern property line of the project area adjacent to the Gerald E. Rogers property.
3. Consideration should be given to providing a stormwater management facility for the portion of the site that drains toward the Rogers Property/Rishel Road.

Mr. Anthony seconded the motion.

Vote: Mr. Swartzell: yes

Mr. Shultz: yes

Mr. Anthony: yes

Mr. Fugate: yes

Mr. Morrell: yes

Mrs. Robine: yes

Mr. Robinson: yes

Sketch Plan for Restek: Mr. Kreiser presented the Sketch plan to the Commission for the new 20,000 sq. ft. warehouse for Restek. The plan consists of redirecting traffic patterns for trucks and UPS delivery trucks. Keller Engineers hopes to be submitting a plan to the County within the next month or so.

Component 3 for Comly-Roan Subdivision: Comly-Roan Component 3 planning module was presented to the Commission for approval. The subdivision is located along Seibert Road. The module was complete, so Mr. Anthony recommended approval of the module. Mr. Morrell seconded.

Vote: Mr. Swartzell: yes

Mr. Shultz: yes

Mr. Anthony: yes

Mr. Fugate: yes

Mr. Morrell: yes

Mrs. Robine: yes

Mr. Robinson: yes

## **NEW BUSINESS**

## **OLD BUSINESS**

## **CORRESPONDENCE**

## **ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:

*Renee Swancer, Zoning Officer*