

BENNER TOWNSHIP PLANNING COMMISSION

MINUTES

September 11, 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: Robert Fugate, Tim Robinson, Jim Swartzell, Genny Robine, Joe Shultz, Bob Morrell, and Mike Anthony. Trisk Meek from Centre Regional Planning and Renee Swancer were also present.

MINUTES

Planning Commission received the regular meeting minutes of August 14, 2003 for their review and approval. Mr. Shultz moved the minutes be accepted. Mr. Robinson 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

Centre Regional Planning - Traffic Forecasting: Trish Meek from Centre Region Planning Office was present to discuss the Centre Regional Traffic Forecasting Projections. Ms. Meek is following up from the July 24th meeting with the Planning Commission. Projections for the next 30 years are being formulated for Centre County for the following time periods: 2003-2005; 2006-2010; 2011-2015; 2016-2020; and 2021-2030. This model is to predict the location, type and timing of growth expected to occur within the County until 2030. The Commission reviewed the mapping of Benner Township and targeted growth areas. The following table outlines the forecasts for Benner Township from 2003-2030:

Forecasting Totals 2003-2030

| Type | 2003-2010 | 2011-2020 | 2021-2030 | Total |
|----------------------------|-----------|-----------|-----------|---------|
| Residential Dwelling units | 672 | 430 | 124 | 1,226 |
| Retail (square feet) | 223,478 | 116,700 | 0 | 340,178 |
| Industrial (square feet) | 116,000 | 100,400 | 152,000 | 368,400 |
| Office (square feet) | 125,500 | 276,090 | 83,645 | 485,235 |

Mr. Robinson moved to endorse the forecasting and recommended passing this information on to the Supervisors. Mr. Shultz 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

NEW BUSINESS

Paradise Hills Subdivision: The Paradise Hills Subdivision was presented to the Commission for review and approval. This development is located along the Benner Pike, behind Nature's Cover. All comments regarding the plan have been completed including the engineering comments. With no other comments to address, Ms. Robine 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

OLD BUSINESS

Avis Car Rental Zoning Amendment Request for Off-Site Valet Parking. Ms. Swancer presented revised zoning language to the Commission to review. The Commission decided to table the request till the next meeting.

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Officer