

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 18, 2004**

CALL TO ORDER

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

ATTENDANCE

Members present: Tim Robinson, Mike Anthony, Genny Robine, Joe Shultz, Jim Swartzell and Rob Fugate. Member absent was Robert Morrell. Also present: Renee Swancer, Zoning Officer; Jeff King; Dan Fisk; Robert Crum of Centre Region Planning Commission; Tom Zilla, Centre Region Planning Transportation Planner; Todd Smith of ELA Group; Tom Kulakowski; and Warren Miller of Spring-Benner-Walker Joint Authority.

MINUTES

Planning Commission received the meeting minutes of October 14, 2004 for their review and approval. Ms. Robine moved the minutes be accepted. Mr. Anthony seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Shiloh Road Steering Committee: The Shiloh Road Steering Committee was formed over a year ago to study and analyze the ability of vacant land in the Shiloh Road area to handle development. Several obstacles exist. Identified were: a major water drainage and water recharge absorption area; a large farm; a public well facility; and a sewer treatment facility. In addition to those concerns, the possibility of development overwhelming the transportation network also was taken into account. To complicate the study, the area straddles the Benner and College Township line, and some of the land is located within two different sewer service areas (UAJA and Spring-Benner-Walker Joint Sewer Authority). After reviewing the entire area, the Steering Committee finally recommended the area should be rezoned.

The Committee recommends in Benner Township two different zoning districts. First, a Planned Commercial District. This district would provided uses such as office and retail with low impervious coverage, maximum parking requirements, architectural design standards, riparian buffers for the wellfield and recharge areas, a UAJA utility buffer, and signage and landscaping requirements (similar to the already adopted I-99 Overlay District). Truck stops, gasoline stations and automotive repairs would be strictly prohibited.

Secondly, a Traditional Neighborhood Development District (TND). This district would encourage a mix of uses and housing types. The TND would encourage retail and offices to locate within close proximity of residential uses as if it were a "town center". This district would be in both Benner and College Townships and therefore would need to be adopted by both Townships. A master plan of the area should be created. Special requirements would be created to protect the "recharge" area identified in this district.

The Commission will now present the study to the Centre Region COG, because the Regional Growth Boundary will need to be expanded into the study area for College Township to be able to rezone the area—among other issues. To meet this end, a Memorandum of Understanding was put together to be signed between Benner and College Township, so that both Township's will agree to implement a plan to develop and adopt consistent land use regulations for the study area.

Mr. Anthony moved to recommend to the Supervisors to approve the Memorandum of Understanding. Mr. Robinson seconded the motion.

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

Opequon Hills Subdivision. Todd Smith presented the latest version of the Opequon Hills Subdivision to the Planning Commission showing the latest revisions. The lot sizes were increased to about one acre because shoulders will be located throughout the development. Additionally, the configuration of the road was reconfigured to be more curvilinear, and changes to some of the interior roads were made. The Planning Commission felt the changes were not major and therefore made a recommendation to approve the new concept. Mr. Swartzell moved to made a recommendation to the Supervisors to approve the new concept. Mr. Shultz seconded the motion.

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

Fillmore Farms Subdivision

It was noted by Ms. Swancer that the Fillmore Farms Subdivision developers' will be posting surety for Phase I, and submitting Phase II sometime early in 2005. Several changes were made to the plan, and Ms. Swancer discussed those changes with the Planning Commission. The Commission had no problem with the changes made.

- NEW BUSINESS**
- OLD BUSINESS**
- CORRESPONDENCE**
- ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer