

BENNER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

March 25, 2004

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 Morrell, Joe Shultz, Genny Robine, Rob Fugate, Jim Swartzell, and Michael Anthony. Members absent were Tim Robinson. Also present: Renee Swancer, Zoning Officer, Tom Kulakowski, Ed Guenot, and Michael Hess.

MINUTES

Planning Commission received the meeting minutes of February 26, 2004 for their review and approval. Mrs. Robine moved the minutes be accepted. Mr. Fugate seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Opequon Subdivision - Sketch Plan: Tom Kulakowski, Ed Guenot and Michael Hess presented a sketch plan for the final phase of Crestview Subdivision. Duplexes and single family homes are proposed. Trails and community open areas are proposed for the development. A private community well is proposed to service this new phase. If the well yields an adequate water supply, it could be possible to service the rest of Crestview development since well problems have been noted in the development. An underground water tank is proposed. Discussion was held regarding the existing intersection of Crestview onto Buffalo Run Road, and would any problems be anticipated. A letter was sent to Penn DOT to inquire about this concern. Mr. Fugate raised concerns about the preservation of Buffalo Run creek, and could a possible buffer zone be created. The existing homestead on the property would be incorporated within the new development. After discussing the plan with the Commission, the developer was going to revise the plan to reflect discussions held at this meeting.

NEW BUSINESS

Conservation Easement for Rockview Property. Ms. Robine discussed with the Commission the Rockview property proposed to be given up by Rockview. This area is located between Interstate 99 and Spring Creek. The Commission feels that this area should be protected. Mrs. Robine was going to check with Clearwater Conservancy to see if someone could come and talk to the Commission on how to protect this area through conservation easements.

OLD BUSINESS

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer