

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 24, 2004**

CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:04 p.m. by Chairman Rob Fugate at the Benner Township Municipal Building.

ATTENDANCE

Members present: Tim Robinson, Robert Morrell, Mike Anthony, Robert Fugate, and Jim Swartzell. Members absent were Genny Robine and Joe Shultz. Also present: Renee Swancer, Zoning Officer, Todd Smith from ELA Group and Tom Kulakowski from TomK Associates.

MINUTES

Planning Commission received the meeting minutes of April 22, 2004 for their review and approval. Mr. Swartzell moved the minutes be accepted. Mr. Anthony seconded the motion.

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

Tim Robinson arrives

PERSONS TO ADDRESS THE BOARD

Amberleigh Sketch Plan: Mr. Todd Smith from the ELA Group presented a conceptual plan for the Amberleigh subdivision. Mr. Michael Glass, potential purchaser, may revise the Victorian Village Subdivision plan, located on Benner Pike, with a conceptual plan called "Amberleigh". This new plan shows 186 townhouses and 79 single family homes. Most of the townhouses are located in Benner Township. The property is divided between Spring and Benner Townships. Mr. Fugate indicated the Victorian Village plan's theme was Victorian—keeping with Bellefonte's theme. Mr. Fugate stated he believed Amberleigh should keep this theme. Pricing for the homes is estimated at \$130,000 to \$170,000. The target is first time home buyers. Small parks are proposed throughout the development. Mr. Smith asked what the Planning Commission felt about the overall scheme of the plan. The Planning Commission felt the plan looked "good."

Opequon Hills Subdivision. Mr. Tom Kulakowski presented the latest sketch plan of the Opequon Hills Subdivision. This subdivision is the last phase of Crestview. The total tract size is about 83 acres. Thirty-nine single family homes and 27 semi-detached units (Duplexes). The duplexes will be condominium style located on one lot. A private, public water system is proposed for this subdivision. Discussion has been held about interconnecting Hampton Hills and Opequon Hills Subdivision's water systems and potentially providing water to the remaining of Crestview. A 3+ acre parcel is being set aside to be dedicated to the Township for a recreational area. Also a 4,500 linear foot trail winds around the development. Construction is expected in 2005. Mr. Swartzell questioned if the intersection of Route 550 would need upgraded. Mr. Kulakowski noted Penn DOT did not require any improvements as part of this development. The Planning Commission felt the plan has come a long way since the initial plan discussion this Spring.

NEW BUSINESS

Opequon Hills Subdivision Planning Module: The Planning Commission reviewed the module. Mr. Robinson moved to approve the module. Mr. Morrell seconded the motion.

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

University Park Airport Phase 7 Planning Module: The Planning Commission reviewed the module. Mr. Anthony moved to approve the module. Mr. Swartzell seconded the motion.

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

OLD BUSINESS

Nittany Valley Joint Planning Commission: tabled until July 8th meeting.

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer