

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
July 8, 2004**

CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:03 p.m. by Chairman Rob Fugate at the Benner Township Municipal Building.

ATTENDANCE

Members present: Robert Morrell, Mike Anthony, Joe Shultz, Robert Fugate, and Jim Swartzell. Members absent were Genny Robine and Tim Robinson. Also present: Renee Swancer, Zoning Officer, Travis Crilly, Bryan Rodgers and Robert Finley from University Park Airport.

MINUTES

Planning Commission received the meeting minutes of June 24, 2004 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: absent Mr. Morrell - yes
 Mr. Shultz: yes Mr. Anthony: yes Mr. Robinson: absent

PERSONS TO ADDRESS THE BOARD

University Park Airport T-Hangar Project: Mr. Brian Rodgers and Robert Finley from University Park Airport presented the conditional use application to the Commission. The T-hangar project is the design and construction of five (5) 10 unit T-hangars. The hangar footprint of each 10 unit T-hangar is approximately 231 ft. x 52 ft. Each individual unit will have basic electric for lighting, electric bi-fold door, full floor to ceiling metal partitions and a concrete floor. On Dec. 1, 2003, Benner Township Supervisors granted conditional use approval on the T-hangar Complex site construction. The construction of these five 10 unit T-hangars is included in the Phase 7A Plan of the University Park Airport's Improvement Project. These hangars will match the adjacent hangars in color scheme and design. Anticipated design and construction will begin as soon as possible. With no other comments or concerns, Mr. Anthony moved to recommend approval to the Supervisors with no conditions. Mr. Shultz seconded the motion.

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

University Park Airport Snow-Equipment Storage Building Project: Mr. Brian Rodgers and Robert Finley from University Park Airport presented the conditional use application to the Commission. The structure will be used to house snow removal equipment utilized by the airport maintenance personnel during winter operations. All utilities will be furnished by on-site sources. The building will be heated with propane supplied by a storage tank located adjacent to the building. Building construction will consist of a pre-engineered steel building with masonry foundation, a concrete apron and bituminous drive. The stormwater management plan has been previously submitted and approved for the project. This project is the construction of a secondary snow equipment removal storage building to supplement the existing building. The airport's existing stormwater management system will accommodate the proposed additional impervious area associated with the construction of the building. Construction is anticipated in Spring 2005. The building is to be approximately 60 ft. x 140 ft. With no other

comments or concerns, Mr. Morrell moved to recommend approval to the Supervisors with no conditions. Mr. Shultz seconded the motion.

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

Proposed Rails-to-Trails along Buffalo Run: Mr. Mike Shamalla, director of Benner Township Park and Recreation, presented the proposed rails-to-trails along Buffalo Run Road. A task group has been formed made up of members from Centre County Planning, Benner, Spring, Bellefonte Borough, Centre Region Bike Coalition, a Centre Region Transportation Planner. This group's focus is to try to develop rails-to-trails along the old railroad bed of the Bellefonte Central Railroad which follows the Buffalo Run stream corridor. The trail will run from Toftrees to the Bellefonte waterfront. It is hoped that a grant to conduct a feasibility study will be submitted in October 2004. Mr. Fugate and Mr. Morrell noted their objections to all terrain vehicles (ATV's) using the trail. Mr. Shamalla noted traffic barriers would be installed along the trail to keep ATV's off the trail. Meetings discussing the project are proposed during the month of August and September. Mr. Fugate suggested a letter of support be obtained from Clearwater Conservancy for the project. Mr. Fugate also noted the old Village of Rock would be nice to have recognized as a historical site.

Nittany Valley Regional Comprehensive Plan: Mr. Fugate noted a recommendation from the Commission supporting the new comprehensive plan is requested from the Nittany Valley Joint Planning Commission. Mr. Anthony moved to sent this recommendation. Mr. Morrell seconded the motion.

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

NEW BUSINESS

OLD BUSINESS

CORRESPONDENCE

NOTES

Mr. Swartzell gave the Commission an update on the Rockview surplus property.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer