

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 27, 2005**

CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:10 p.m. by Chairman Rob Fugate at the Benner Township Municipal Building.

ATTENDANCE

Members present: Mike Anthony, Genny Robine, Robert Fugate, Bob Morrell, and Tim Robinson. Member absents were Jim Swartzell and Joe Shultz. Also attending was Renee Swancer, Zoning Officer; Todd Smith of ELA Group, Thomas Kulakowski, John Miknis from Penn Terra Engineering, and students from the Ag-Extension Education from Penn State University which were: Josh Jackson, Sagan Simko, Allen Hollenbach, and Steve Kinner.

MINUTES

Planning Commission received the reorganizational and meeting minutes of January 13, 2005 for their review and approval. Mr. Anthony moved the minutes be accepted. Mr. Morrell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Preliminary Plan for Opequon Hills Subdivision - Todd Smith from the ELA Group was present to discuss the latest sketch plan for Opequon Hills Subdivision. Opequon Hill Subdivision is located along Buffalo Run Road across from Hampton Hills Subdivision, next to Crestview Acres. 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 4,500 linear foot trail winds around the development. All comments regarding the plan have been addressed, and the plan is now ready for approval by the Commission. Mr. Robinson moved to approve the plan. Mr. Morrell seconded the motion.

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

Eagles Pointe Rezoning Request. John Miknis presented a rezoning request on behalf of the developer Fisherman's Paradise, LLC, and owner, Harman Trust, to the Planning Commission. The rezoning request is to rezone 2.6 acres from General Commercial (C-2) to Medium Density Residential (R-3) of the Harman property located on Benner Pike directly across from the Penn Eagle Industrial Park. Single family homes and townhomes are proposed within the development. The Commission reviewed the plan in detail and several concerns were discussed. First, the newly adopted Comprehensive Plan. Mr. Fugate questioned how this development would impact the new Plan. It was believed that this plan may not have any impact on the development ratios projected in the Plan. Secondly, there is concern regarding the potential configuration of commercial lots. The Commission does not want to see the existing S&A lot

and the remainder of the Harman property configured into long, thin, commercial lots. The developer hopes to have plans submitted as soon as the rezoning is approved. Mr. Anthony moved to recommend approval of the rezoning request as long as the two concerns mentioned above have been addressed. Mr. Robinson seconded the motion.

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

NEW BUSINESS

Spring Creek Watershed Commission. The Commission further discussed this issue. The Commission felt have a representative from the Watershed Commission attend our next meeting would be beneficial. Ms. Robine noted she would contact the Watershed Commission.

OLD BUSINESS

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer