

**BENNER TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
September 22, 2005**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:01 p.m. by Chair Robert Fugate at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Mike Anthony, Rob Fugate, Genny Robine, Jim Swartzell and Tim Robinson. Members absent were Joe Shultz and Bob Morrell. Also attending was Jeff Haas, Joe Shulman, Walter Schneider, III, Pat Hubert, and Renee Swancer, Zoning Officer.

**MINUTES**

Planning Commission received the meeting minutes of August 11, 2005 for their review and approval. Mr. Anthony moved the minutes be accepted. Mrs. Robine seconded the motion.

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

Planning Commission received the meeting minutes of September 8, 2005 for their review and approval. Mrs. 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: absent    Mr. Anthony: yes    Mr. Robinson: yes

**PERSONS TO ADDRESS THE BOARD**

Benner Pike Chiropractic: Pat Hubert presented the Benner Pike Chiropractic Land Development to the Commission for their review and approval. All County comments have all been addressed and the plan is now ready for approval. Mr. Robinson moved to approve the plan. Mr. Swartzell seconded the motion.

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

Fastshoez Indoor Kart Racing: Mr. Walter Schneider presented the application for Conditional Use to the Commission for the proposed Fastshoez Indoor Kart Racing facility. This facility is proposed in Airport Park, directly across of existing Penn Skates. The facility is proposed as follows:

Track: Two racing track configurations will provide for a controlled open wheel racing environment for 10 youth racers (7 through 14 year-olds) on the small tract and 14 adult racers (14 and older) on the large track. Racers are provided with a uniform, helmet, and gloves, and a kart.

Storage building: The storage building is for kart storage and will provide for minor kart maintenance. Maintenance activities are limited to the parts replacement, oil changing, and full engine replacement. Karts have an oil capacity of less than a quart. The volume of engine oil kept

on-site will be less than 5 gallons. Other chemicals used are limited to aerosol type lubricants like WD-40 and heavy grease. All invasive engine overhauling will be done by third-party vendors using off-site locations to limit the amounts of parts and chemicals stored on-site.

### Clubhouse

The 6,500 foot clubhouse facility will include a snack-bar, lounge area, locker rooms, driver safety briefing area, "members only" area for club members, and corporate/private meeting room for corporate team-building and birthday parties in conjunction with racing activities. Hours of operation:

Sundays 12 noon to 12 midnight  
Monday - Thursday 8 a.m. through 12 midnight  
Friday 8 a.m. through 2 a.m.  
Saturday 9 a.m. through 2 a.m.

### Noise

Karts are equipped with sound reducing technology, incorporating catalytic exhaust pipes specifically designed for these karts allowing for compliance with the strictest noise ordinances.

### Fueling & Cleaning

Fueling and cleaning will be limited to an area located between the two tracks and under cover. The area will be concrete, sealed and sloped to a single drain equipped with an oil separator to remove containments. The design was selected based on consultation with Mr. Max Gill of the State College Borough Water Authority. Fuel will be storage in a 500 gallon tank dual wall insulated steel tank package. The tank will be located on the north side of the building outside the pavilion structure in a concrete curbed area sealed and designed to act as a third method of containment. The fuel will be transported in small quantity to the fueling area in a specifically designed fueling vessel.

### Parking

The design was based on providing on-site parking for 94 cars. This number was based on the anticipated maximum number of employees on a shift, and the maximum number of guest that can be accommodated with the facility (200 total). Utilizing the parking ratio of 1:3 stated in the current Benner Township Zoning Ordinance, the required number of parking spaces is 67, leaving an excess parking allowance of 27 spaces.

### Lighting:

The exterior site lighting will be limited to the parking area and access areas in accordance with Township ordinances to minimize the amount of evening glare.

### FAA/Airport Issues:

Due to the size and location of the facility in the University Park Airport cross runway fly-over zone, we met with the University Park Airport Director Bryan Rodgers. In the meetings, both the FAA building requirements and proposed building design and color were reviewed and it was determined that FAA building regulations were not applicable based on the location and overall elevation of the proposed structure. Mr. Rodgers indicated the color scheme did not conflict with FAA regulations.

Mr. Haas noted Fastshoez Racing Center is fully committed to being a "good neighbor."

Mr. Swartzell asked if data on the karts could be obtained for the dBA levels emitted from the karts. He recommended that State of the Art be contacted regarding this proposal.

Mr. Anthony questioned the security of the facility as to whether it should be fenced. The Commission asked if the facility would allow alcohol? Mr. Haas noted no alcohol would be served—the Township is currently "dry". Additionally, "byob" (bring your own bottle) would not be allowed either.

Mr. Robinson asked about accident incidents. Mr. Haas noted there are only about 8-10 insurance companies that will write policies for these karts and they are expensive.

The pavilion structure will be a pier-type construction. The clubhouse will be standard construction. The asphalt area will be covered by the pavilion.

Documentation was provided from Bryan Rodgers indicating that the color scheme of the pavilion will not affect aviation traffic. Additionally, a letter from Max Gill of the State College Borough Water Authority supplied a letter of "No objection" to the project.

Ninety-four parking stalls are proposed. A storage area is proposed to house kart parts and oil. Engine work will be done by a third party. A fueling/wash down area will be contained to keep oil, fuel, and other chemicals from potential contamination. Mr. Anthony recommended approval as long as no BYOB was allowed. Mr. Robinson seconded the motion.

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

Grove Park Planning Module: The Commission reviewed the Component 4A. Once, completed, Mr. Robinson moved to approve the module. Mr. Anthony seconded the motion.

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

**NEW BUSINESS**

**OLD BUSINESS**

**CORRESPONDENCE**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
*Renee Swancer, Zoning Administrator*