

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

CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 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 Ed Gallas, Chuck Thompson of Sweetland Engineering, and Tom Kulakowski and Renee Swancer, Zoning Officer.

MINUTES

Planning Commission received the meeting minutes of September 22, 2005 for their review and approval. Mr. Swartzell moved the minutes be accepted. 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

PERSONS TO ADDRESS THE BOARD

Rezoning Request for Airport Park: Mr. Chuck Thompson from Sweetland Engineering presented a rezoning request on behalf of the airport park property owners. This application requests to rezone 88 acres of Campus Industrial Zoning (I-3) to Residential (R-3) Zoning. Within the area, utilities are provided including public water and sewer. Out of the 88 acres, only about 50 acres is useable area. Noise contours of the airport were discussed. It appears the property is well below the noise contours for University Park Airport, thereby not impacting the property greatly. Mr. Swartzell asked about the traffic impact form Nittany Glen along with new residential development could have on the intersection of Fox Hill Road and Filmore Road. Traffic studies have not been done to date, but Mr. Thompson believed it would not have any more of an impact as industrial uses would have. Mr. Fugate talked about the new Comprehensive Plan recently adopted and that the area is designated as remaining industrial to support the airport operations/service. Mr. Thompson believes this residential zoning would compliment the area because the business park isn't working--lots are not selling. The Commission believes the lot sells are "market driven". When more services need to be available at the airport, the market for those lots will increase. The Commission wanted Mr. Thompson to explore the following:

- (1) What does the Centre County Airport Authority think about residential and how does this rezoning fit into their future airport expansion plans?
- (2) Impacts on school district: commercial versus residential. Can Benner Elementary handle more school children?
- (3) How does the interconnect roadway from Innovation Park to airport affect this property?
- (4) What does Spring-Benner-Walker Joint Authority think about the rezoning and impacts on existing sewer lines?
- (5) What does State College Borough Water Authority think about residential versus industrial zoning?

The Commission decided to table discussion on this matter until the above questions could be answered.

Cingular Antenna Conditional Use Application:

Mr. Paul Leicht and Rob Monahan presented the Cingular Antenna Conditional Use Application to the Commission. Cingular proposes to install eight antennas 165 ft. on the existing Spectra Tower on the Stem landleased area on Purdue Mountain Road. An equipment shelter will be at the base of the tower. A structural analysis was completed and submited. The Commission finished reviewing their application, and felt the conditions required to meet the Conditional Use application where addressed. Mr. Swartzell moved to recommend approval of the application. Mr. Anthony seconded the motion.

NEW BUSINESS

Opequon Lot 83 Final Phase I Plan: All comments required have been completed for this project. Mr. Anthony 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

Opequon Hills Subdivision Phase 2 and 3: All comments required have been completed for this project. Mr. Anthony 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

West Valley View Subdivision - Planning Module: This 3-lot subdivision is proposed by Robert Mueller and is located on Valley View Road. The Planning Module was presented for review and approval. Mr. Robinson moved the module be approved, and 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

Nittany Express Land Development Plan: All comments have been addressed for this project and the plan is ready for approval. Mr. Anthony moved the plan be approved. 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

Lisa Skipper Subdivision - Planning module: This two lot subdivision is proposed on Purdue Mountain Road. The Planning Module was presented for review and approval. Mr. Swartzell moved the module be approved. 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

OLD BUSINESS

CORRESPONDENCE

NOTES

Edward Gallas - briefly discussed with the Commission affordable housing and the possibility of maybe using land given by Rockview.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator