

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 8, 2005**

CALL TO ORDER

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

ATTENDANCE

Members present: Mike Anthony, Rob Fugate, Genny Robine, Jim Swartzell and Bob Morrell. Members absent were Joe Shultz and Tim Robinson. Also attending was Dave Breon, Matt Harlow and Todd Smith from ELA Group, Larry Jodon, Chuck Thompson from Sweetland Engineering, Chris Price from Centre County Planning Office, and Renee Swancer, Zoning Officer.

MINUTES

Planning Commission received the meeting minutes of October 27, 2005 for their review and approval. Mrs. Robine moved the minutes be accepted. Mr. Morrell seconded the motion.

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

Mr. Robinson arrives at 7:10 p.m.

PERSONS TO ADDRESS THE BOARD

Rezoning Request for Airport Park: Mr. Chuck Thompson from Sweetland Engineering was present to give an update to the Board on his rezoning application. He hopes in January he will hear back from the Centre County Airport Authority.

Grove Park Preliminary Plan: Mr. Todd Smith presented the plan to the Commission for "conditional" approval. All comments regarding the plan have been addressed except for final approval by the Department of Environmental Protection (DEP) for the Sewage Planning Module. Seventy-eight lots are proposed with 2.9 acres proposed to be dedicated to the Township for Park area. Three phases of the development are proposed. The average size of the lots is $\frac{1}{2}$ acre. With no other concerns, Mr. Swartzell moved to "conditionally" approve the plan pending final approval of the DEP Planning Module. Mr. Robinson seconded the motion. No signatures were affixed to the plan.

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

Amberleigh Final Phase I Plan: Mr. Matt Harlow was present to discuss the final Phase I plan of the Amberleigh Subdivision. All comments have been addressed regarding the plan except for the Penn DOT Highway Occupancy name change. This plan proposes 18 $\frac{1}{2}$ acres in Benner Township and 20 acres in Spring Township. The Benner Township portion of the development will be townhouses where the Spring Township portion will be single-family homes. Phases 1 and 2 will contain 156 townhomes and Phase III will be the single family homes. A "wet pond" is proposed in the Spring Township portion for detention. Mr. Anthony recommended "conditional" approve once accepted by the County and secondly when the Penn DOT Highway Occupancy Permit is issued. Mr. Swartzell seconded the motion. No signatures were affixed to the plan.

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

Resubdivision of Lot 1 of the Victorian Village Subdivision: Mr. Larry Jodon presented a sketch plan showing a resubdivision of Lot 1 of the Victorian Village Subdivision. Mr. Jodon has the Penn State Credit Union interested in purchasing about 2 acres to place their bank at this location. Mr. Jodon wanted the Commission to be aware of the plan.

NEW BUSINESS

New zoning ordinance: Mr. Chris Price from the Centre County Planning Office was present to discuss with the Commission the new proposed zoning ordinance. Mr. Price gave an update on where the process is currently, and work that still needs to be completed. It is hoped an adoption by August 2006 will occur. Handouts were given to the Commission to review. Discussion was held regarding Transfer Development Rights—also known as TRDs. Generally the Commission felt that TRDs was a good idea, and recommended support of such. Ms. Swancer expressed concerns that a TRD program should be handled by the County Planning Office because of the complexities regarding such a program especially with keeping track of parcels, etc. Mr. Price indicated that the County Planning Office could handle such a program. Mr. Price felt a work session regarding TRDs could be held in January to start discussing this issue in more detail. Mr. Morrell moved to recommend TRDs in the new zoning ordinance. Mrs. Robine seconded the motion.

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

Mr. Price hopes to the all the rest of the zoning district completed by May and work on the supplemental regulations after that.

OLD BUSINESS

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator