

BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 27, 2006

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, Joe Shultz, Jim Swartzell, Rob Fugate, and Tim Robinson. Members absent were Genny Robine and Bob Morrell. Also attending was Renee Swancer, Zoning Officer, Elaine Mothes and Carol Shuey.

MINUTES

Planning Commission received the meeting minutes of March 23, and April 6, 2006 for their review and approval. Mr. Swartzell moved the minutes be accepted. Mr. Anthony seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Nittany Glenn Conditional Use Request. Ms. Elaine Mothes was present to discuss the conditional use application of Nittany Glenn. The application includes a 7,000 sq. ft. community center which includes club house, pool, sales office, parking, etc. for the Village of Nittany Glenn. As part of the Manufactured Home Park Ordinance, a conditional use application is required to be reviewed by the Township. Additionally, the application includes a revised property line configuration for Lots 19 and 20. Ms. Mothes explained that the configuration will decrease the required open space by 0.307 acres leaving 20.475 acres for the whole development, or 20% required open space.

The Commission believed the reconfiguration of Lots 19 and 20 made sense, and that the clubhouse was a great amenity to Nittany Glenn. Mr. Anthony moved to recommend approval to the Supervisors. Mr. Swartzell seconded the motion.

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

NEW BUSINESS

OLD BUSINESS

Zoning Ordinance Review. The Commission continued reviewing the zoning districts drafted by the County. Discussion was held regarding open space and the uses to be permitted within. The Commission also reviewed some open space regulations from Montgomery County. Discussion also centered around the proposed industrial district on the Rockview property.

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator