

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 14, 2006**

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: Rob Fugate, Genny Robine, Mike Anthony, and Joe Shultz. Members absent were Jim Swartzell and Tim Robinson. Also attending was Renee Swancer - Zoning Officer. It is noted that Robert Morrell has resigned his position with the Planning Commission.

MINUTES

The minutes from the November 9, 2006 meeting were presented for approval. Mr. Shultz moved the approval of the minutes. Ms. Robine seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Conditional Use for University Park Airport: Bryan Rodgers and Ed Foster from University Park Airport were present to discuss the Conditional Use Request for the closing Runway 16/34 to Taxiway "J" in order to address airport operational safety issues of having two intersecting runways without an operating airport traffic control tower. This conditional use requests to close Runway 16/34 and convert it into Taxiway "J" and to install new sign panels for all airfield guidance signs as required by Part 139.

Plans were shown to the Commission regarding the discussion above. The Commission felt safety is of utmost importance with this application and felt the application should be approved. Mr. Anthony moved to recommend approval to the Supervisors. Ms. Robine seconded the motion.

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

NEW BUSINESS

Air National Guard Planning Module: The Commission reviewed the Planning Module for the Air National Guard facility to be located in Patton Township. The infrastructure supporting the complex will be located in Benner Township. The Commission completed its portion of the module. Ms. Robine moved for approval. Mr. Anthony seconded the motion.

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

Avail Medical: The Planning Commission reviewed the final details of the Avail Medical Plan which was originally approved. The company modified the plan by reducing the warehousing addition as originally proposed. For this reason, the Plan needs to be reapproved by the Commission. Mr. Shultz move to approve the changes to the plan. Mr. Anthony seconded the motion.

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

OLD BUSINESS

Zoning Ordinance (proposed): The Commission discussed Harry Roth's zoning ordinance proposal and Transfer Development Rights (TDR's). The Commission supported Harry Roth preparing the zoning ordinance especially since we are already several years into the new Comprehensive Plan. The Commission also thought having TDR's available would be reacting proactively to the preservation of farmland. Ms. Robine moved to recommend support to the Supervisors on the above discussion. Mr. Shultz seconded the motion.

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

CORRESPONDENCE

1. County Review of Preliminary Plan of Bridleridge Subdivision , 12-11-06.
2. Restek Land Development Plan, 12-6-06.
3. Cleveland Brothers Draft Comment County Letter, 11-27-06
4. County Review of Adult Family and Smith Subdivisions, 11-16-06.
5. County Response to Rep. Benninghoff on Workforce Housing, 11-13-06
6. PC Copy of Letter to R. Jacobs regarding stormwater at Rockview Business Park
7. PC Copy of Worforce Housing letter to Rep. Benninghoff
8. Grove Park Phase II, Subdivision Plans
9. Village of Nittany Glen, IIA- Commence with construction notice
10. Pennsylvania Land conservation conference notice

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator