BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 11, 2007

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, Jim Martin and John Sepp.

MINUTES
The minutes from the December 14, 2006 meeting were presented for approval. Mr. Anthony moved the approval of the minutes. Mr. Shultz 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
Cleveland Brothers: John Sepp and Jim Martin were present to discuss the Cleveland Brothers land development plan. Mr. Fugate started off the discussion with the reason why they were asked to attend the meeting. Mr. Fugate would like to understand the company's long-term plans including proposed uses.

Jim Martin began with discussing the company's history. Mr. Martin stated the first phase includes the Central Parts & Distribution Facility, which is being currently proposed. In the future, it is hoped that a rental facility would be located, as well as a light industrial fabrication facility. The entire Cleveland Brothers facilities would encompass about 40-52 acres. The Central Parts & Distribution Facility will employ about 60 full-time, 34-40 staffing for the warehouse. Most of the deliveries and distribution from this facility will be 2nd and 3rd shifts. A conference center is also proposed. The rental facility is hoped to employ about 10-12 employees. Mrs. Robine asked if the company would consider hiring local residents and even work with the Central Pennsylvania Institute of Science and Technology for training and hiring of employees.

Mrs. Robine expressed her concerns regarding stormwater management and utilizing "best management practices" at the site of the entire Rockview Industrial development. This concern was echoed by the rest of the Commission members. Mr. Martin indicated the company has no "recent spills" and complies with all State and environmental regulations. It was noted a "plan note" was added to help address the concerns over potential contamination near the closed depression. .

John Sepp of Penn Terra Engineering discussed the overall sketch plan for the Rockview Park. Right now, 14 lots are proposed having 5.5 acres to 20 acres. Shared parking and street trees are proposed. Native species of plants will be used. Perimeter buffering is included as well as a bus shelter and walking path. Ms. Robine, again, stressed she wants this development to be a "model" development using the BEST POSSIBLE STORMWATER MANAGEMENT.

John Sepp also wanted to know if he could discuss expanding the I-2 district another 46 acres? The Commission informed Mr. Sepp that they did not believe the Township would consider another rezoning request at this time, and did not feel the Nittany Valley Joint Planning Commission would approve it.

NEW BUSINESS
Eagle Point Preliminary Plan: The Commission reviewed the preliminary plan for the Eagle Point Residue. The Commission expressed its dissatisfaction with the plan. The lots are proposed to extend over the bank toward Spring Creek. The Commission feels the plan does not protect the banks of Spring Creek, and strongly recommends the developer rethink the plan to include a riparian buffer.

OLD BUSINESS
Zoning Ordinance (proposed): Ms. Swancer indicated she was asked to let the Commission know that there has been concerns rasied about redevelopment around the airport and how this relates the new zoning ordinance. The Commission decided to ask Harry Roth about this once a draft of the ordinance is received.

CORRESPONDENCE

ADJOURN
With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator