

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES -- January 25, 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, Wayne Engle and Brian McKinley from Knapka Surveying.

MINUTES

The minutes from the January 11, 2007 reorganizational meeting were presented for approval. Mr. Anthony moved the approval of the minutes. Mr. Robine seconded the motion.

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

The minutes from the January 11, 2007 meeting were presented for approval. Mrs. Robine moved the approval of the minutes. Mr. Anthony 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

The Glen at Paradise Hills - sketch plan: Wayne Engle and Brian McKinley were present to discuss the sketch plan for the "The Glen at Paradise Hills." This plan includes redeveloping Lots 1 and 8 into multi-family home to include townhomes and quadplexes. The quadplexes will probably list for about \$250,000 for these one-floor units. Stormwater management will be reviewed for the site as well as the traffic issues. The Commission asked if consideration for affordable housing is an option. It was stated that the developer is not looking at including that type of housing here. The townhomes are expected to sell for about \$200,000. No action is requested at this time. The presentation was for informational purposes only.

NEW BUSINESS

OLD BUSINESS

Eagle Point Preliminary Plan: Ms. Robine noted to the Commission that she has walked the site and has considerable concern over approving any development at the site. She indicated the slopes are great and drainage problems seem to plague the site. She expressed that development must be kept from the steep slopes and any removal of trees will cause impacts to the slopes. The Commission looked at the plan again and noticed the large amounts of fill proposed at the site. In some areas, it appears to be as much as nine feet. The Commission requested Ms. Swancer to contact Mr. John Sepp and ask him to come to the next February 8th meeting to discuss this plan further.

Zoning Ordinance (proposed): The Commission received draft Article 2 from Harry Roth. The Commission agreed to begin discussion at their next meeting.

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator