

**BENNER TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
July 13, 2006**

**CALL TO ORDER**

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:02 p.m. by Chair Robert Fugate at the Benner Township Municipal Building.

**ATTENDANCE**

**Members present:** Mike Anthony, Rob Fugate, Joe Shultz, Bob Morrell, Tim Robinson, and Genny Robine. Member absent was Jim Swartzell. Also attending was Todd Smith of ELA, Chuck Addleman, Dave McClasa, John Sepp from Penn Terra Engineering, and Renee Swancer, Zoning Officer.

**MINUTES**

Planning Commission received the meeting minutes of June 22, 2006 their review and approval. Ms. Robine moved the minutes. Mr. Anthony seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

**Teamster's Conditional Use request:** Mr. Smith presented the conditional use request for the Local Union No. 8. The Union proposes a building on Lot #10 at Airport Park. The building is to be about 7,500 sq. ft in size and will house three offices and a reception area. The reception area is to be used as a meeting hall once a month. The Union would also like to use the reception area as a social hall for its members only to hold anniversaries, wedding parties, etc. The social hall will also include a small kitchen area. Seventy-two parking spaces are proposed. A steel building with brick casing, and two small detention facilities are proposed. The membership of the Union is about 2,500. With no other discussion, Mr. Shultz moved to recommend approval to the Supervisors. Mr. Morrell seconded the motion.

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

**Opequon Hill Lot #83, Phase II and Phase III:** Mr. Smith presented the land development plan to the Commission for the final approval. Nineteen units of a total of 38 are proposed with this section of the plan. All comments regarding the County have been addressed. With no further comments, Mr. Anthony moved to approve the plan. Mr. Robinson seconded the motion.

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

**Eagle Pointe Preliminary Plan approval:** John Sepp from Penn Terra Engineering presented to Eagle Pointe Preliminary Plan to the Commission for approval. All comments regarding the County have been addressed. The Plan consists of 33 single family homes, 12 townhomes and three commercial lots. Concerns were raised by the Commission regarding the close proximity to Spring Creek. Ms. Robines expressed her dissatisfaction regarding the density of the proposed lots. The lots originally proposed along the rear of the property were removed because of the flora and fauna studies that needed to be completed, which finally showed there are no plants or animals of significant interest in the area. The Commission as a whole did not agree with the plan concept. The general consensus was the homes are too close to Spring Creek and the density is too great. Ms. Swancer stated that the plan does meet the current zoning

requirements. With disappointment, Mr. Robinson moved to approve the plan. Mr. Anthony seconded the motion.

Vote: Mr. Swartzell: absent Mr. Fugate: yes Mrs. Robine: no Mr. Morrell - yes  
Mr. Shultz: yes Mr. Anthony: yes Mr. Robinson: yes

Nittany Glenn Phase III: Mr. John Sepp presented the Phase III, final plan to the Commission for approval. All comments regarding the County have been addressed. With no comments, Mr. Anthony moved to approve the plan. Mr. Shultz seconded the motion.

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

#### NEW BUSINESS

#### OLD BUSINESS

Zoning Ordinance: Ms. Swancer gave an update on the zoning ordinance progress.

#### CORRESPONDENCE

#### ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

*Renee Swancer, Zoning Administrator*