

BENNER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

June 22, 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, Jim Swartzell, Rob Fugate, Genny Robine, and Tim Robinson. Member absent was Bob Morrell and Joe Shultz. Also attending was Renee Swancer, Zoning Officer, Gary Sweeney, Pat Hubert, and Elaine Mothes.

MINUTES

Planning Commission received the meeting minutes of May 25, 2006 their review and approval. One correction needed to be made regarding Mr. Haas. It is Jeff Haas and not John Haas. Mrs. Robine moved the minutes be accepted with the correction. Mr. Anthony seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Remodeler's Workshop: The land development plan for the Remodeler's Workshop was presented to the Commission for their review and approval. Remodeler's Workshop is located along the Benner Pike in the Burnham Farm Estates subdivision. All comments regarding the County and Township Engineer have been addressed. A sidewalk is to be installed along the Benner Pike. With no other comments, Mr. Swartzell moved the approval of the plan. Mr. Robinson seconded the motion.

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

Bertram Planning Module: The Planning Module for the Bertram Estate was presented for approval. The executor of the estate is dividing the farm into several parcels to be distributed to the heirs. The property is located along Barns Lane. The Planning Module needs to be completed by the Commission in order to be sent to DEP for final approval. On-site septic systems, and open space are planned. Mrs. Robine moved to approve the planning module. Mr. Robinson seconded the motion.

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

Victorian Village Resubdivision of Lot 1 into Lot 1A and 1B: The subdivision plan for this project was presented to the Commission for the review and comment. The Penn State Credit Union is interested in purchasing one of the lots relocate their facility from the University Campus. Mr. Anthony moved to approve the minutes. Mr. Robinson seconded the motion.

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

Village of Nittany Glen: Ms. Elaine Mothes, Gary Sweeney, and Pat Hubert were present to discuss with the Board possible expansion of the Village of Nittany Glen on the adjoining property currently owned by John Koltay (44 acre tract). At the last Supervisors' meeting, Nittany Glen approached the Supervisors to ask what their thoughts would be relative to possible expansion of the existing park onto an adjoining 44 acre parcel. The Supervisors asked the Planning Commission to review this request and it gives opinion, but generally did not seem opposed. A concept plan for the parcel was presented which showed 7,500 to 12,000 sq. ft. lots, open spaces, and active and passive recreational areas. Mr. Fugate expressed concerns related to the Comprehensive Plan as to the allocations of mobile homes within it. Ms. Mothes explained the reason for coming to the Township was that the property was for sale and that they were interested in purchasing only if the Township was generally in agreement that Nittany Glenn could expand in the future.

Plans would need to be finalized and all proper zoning completed before anything could occur. Ms. Mothes also explained that water service to this 44 acre lot is extremely cost prohibitive unless it comes from Nittany Glen. The State College Borough Water Authority will not allow anyone to tap onto the private system of Nittany Glen to expand then into a public system. More discussion was held, and the final conclusion was that the Commission generally agreed to the expansion concept and was not opposed.

NEW BUSINESS

OLD BUSINESS

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator