

BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
March 26, 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: Tim Robinson, Mike Anthony, Rob Fugate, Genny Robine, Bob Morrell, and Jim Swartzell. Member absent was Joe Shultz. Also attending was Renee Swancer, Zoning Officer, Todd Smith, Garen and Anne Smith, Nancy Ring, Chuck Thompson and Max Gill

MINUTES

Planning Commission received the meeting minutes of January 26, 2006 for their review and approval. Mr. Robinson moved the minutes be accepted. Mr. Morrell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Airport Park Rezoning Request: Mr. Chuck Thompson was present along with Max Gill from State College Borough Water Authority and Nancy Ring, representing the Alexander Family to discuss the rezoning request with the Planning Commission. Mr. Gill presented the State College Borough Water Authority's viewpoint as to whether the property should remain industrial or be rezoned to a residential classification. Mr. Gill believed the worst uses for the property would be industrial especially with the municipal wellfield. Mr. Fugate indicated the property was rezoned by the Township in the 1980 because the family requested it to be. Mr. Fugate asked how much of the well is utilized for municipal water. Mr. Gill indicated 6% was utilized. Mr. Thompson stressed concerns over parking lots creating impervious surfaces and runoff leaching into the wellheads. Mr. Fugate indicated once again that the Planning Commission wants to continue reviewing the proposed zoning districts before making any kind of decision because he does not want to rezone a parcel strictly for financial gain. The Commission indicated they are tabling the request until the residential districts have been completed.

NEW BUSINESS

Grove Park, Phase I. Todd Smith from the ELA Group was present to present the Grove Park, Phase I plan for approval. The Plan, as previously seen by the Commission, includes 78 lots. All comments regarding the plan have been addressed. With no other comments to be addressed, Mr. Anthony moved to approve the plan. Mr. Swartzell seconded the motion.

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

OLD BUSINESS

Zoning Ordinance Review. The Commission continued reviewing the residential districts. With regards to Transfer Development Rights, Mr. Robinson moved to table Transfer Development Rights until after the zoning ordinance is completed. Mr. Fugate seconded the motion.

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

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator