

BENNER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

October 12, 2006

**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, Mike Anthony, Genny Robine, Jim Swartzell, Joe Shultz, and Robert Morrell. Member absent was Tim Robinson. Also attending was Renee Swancer - Zoning Officer, John Sepp from Penn Terra Engineering, and Ed Gallus, resident.

**MINUTES**

The minutes from the September 28, 2006 meeting were presented for approval. Mr. Shultz moved the approval of the minutes. Mr. Anthony seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

Cleveland Brothers/Rockview Property: John Sepp from Penn Terra Engineering was present to discuss the Cleveland Brothers project and a sketch plan of the Rockview property (135 acres). The map showed the location for Cleveland Brothers, potential lots, open space areas, detention areas, access points, etc. Mr. Fugate expressed his concerns over the sinkhole and its close proximity to proposed stormwater detention facilities. Additionally Ms. Robine requested Mr. Sepp look into other ways to recharge stormwater other than detention facilities. Mr. Sepp indicated he would comply with the Township's Stormwater Management Ordinance. Ms. Robine requested Mr. Sepp not just meet the Township requirements, but use other innovative stormwater management techniques. Mr. Fugate wondered if drainage into the sinkhole could end up in Spring Creek. Mr. Sepp also passed out the latest document regarding the restrictive covenants proposed for the property.

**NEW BUSINESS**

Sewage Planning Module for Paul Hartle: The Sewage Planning Module was presented to the Commission for a one lot subdivision for the Paul Hartle property. The lot is proposed along Barns Lane. The Commission reviewed the module and completed their portion. Mr. Anthony moved to approve the module. Mr. Morrell seconded the motion.

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

**OLD BUSINESS**

Zoning Ordinance (proposed): The Commission finished reviewing Article 1 of the draft zoning ordinance. Ms. Robine found several items to be corrected and will meet with Ms. Swancer to make the changes.

**CORRESPONDENCE**

Cleveland Brothers Land Development Plan

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:

*Renee Swancer, Zoning Administrator*