

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 26, 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, Genny Robine, Jim Swartzell, Joe Shultz, and Robert Morrell. Members absent were Tim Robinson and Mike Anthony. Also attending was Renee Swancer - Zoning Officer, John Elnitski, Gary Kressler, William Leonard, and Andrew Eshleman—Penn State students.

MINUTES

The minutes from the October 12, 2006 meeting were presented for approval. Mr. Swartzell moved the approval of the minutes. Mr. Shultz seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Workforce Housing: Mr. John Elnitski discussed with the Commission the concept of Workforce Housing. The County Commissioners are interested in placing workforce housing along I-99 near Shiloh Road on approximately 50 + acres. This area is currently under the ownership of Rockview. Since legislation is being introduced to place this area in "surplus" property, the Commissioners feel this area could be used for workforce housing. The Benner Township Supervisors' met with officials to discuss this idea, and the Benner Township Supervisors feel this area is not appropriate for its location for a number of reasons. The Supervisors forwarded a letter to State Rep. Kerry Benninghoff voicing their concerns. The primary reasons are: (1) location—next to a major highway; (2) school district costs and burdens; (3) strains on Benner Township existing resources; and (4) police and fire protection, to name a few.

The Planning Commission echoed the same concerns the Supervisors expressed. The Planning Commission believes workforce housing should not be segregated, but incorporating into existing residential developments. The Planning Commission for the next meeting will draft a letter supporting the Supervisor's position regarding workforce housing to be located along Shiloh Road.

NEW BUSINESS

Sewage Planning Module for Cleveland Brothers: John Sepp presented the Sewage Planning Module for the Cleveland Brothers project. The Commission reviewed the module and completed their portion. Mr. Morrell moved to approve the module. Mr. Swartzell seconded the motion.

Vote: Mr. Swartzell: yes Mr. Fugate: yes Mrs. Robine: yes Mr. Morrell - yes
 Mr. Shultz: yes Mr. Anthony: absent 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. The mobile home park article and the airport hazard zoning sections were passed out. The Commission will work on the nonconforming article at the next meeting.

CORRESPONDENCE

1. Letter to State Rep. Kerry Benninghoff, dated 10-25-06
2. County Planning Module Review of Cleveland Brothers County, dated 10-12-06
3. BiMonthly Newsletter from Pennsylvania Planning Association

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator