

BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 26, 2007

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, Nate Campbell, and Mike Anthony. Members absent were Joe Shultz, Jim Swartzell and Tim Robinson. Also attending was Renee Swancer - Zoning Officer, Robert Jones, Charles Welch, Brian McKinley, Dan Mattern, John Sepp, Dan Jones, Paul Silvis, and Ed Foster.

MINUTES

The minutes from the March 22, 2007 meeting were presented for approval. Ms. Robine moved the approval of the minutes. Mr. Campbell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Centre County Airport Authority Conditional Use Request: Robert Jones presented the conditional use application for the Centre County Airport Authority. The Authority wants to expand the existing airport terminal by 6,428 sq. ft. to accommodate a larger more centrally located concessions area and an expanded gate lounge area beyond the security checkpoint. This expansion will only enhance the existing operation and will not require additional parking requirements. No changes for employees or roadway configuration is necessary. The modular TSA facility will be removed and incorporated within the new addition. A zoning variance will be needed from the Benner Township Zoning Hearing Board for encroachments within the rear yard setback areas. Timeframe for development will hopefully be this summer into the fall. The new terminal project has been put on hold due to funding constraints. Stormwater and parking expansions will be handled with another plan at a later date. With no other comments or questions, Mr. Anthony moved to recommend approval to the Supervisors. Mr. Campbell seconded the motion.

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

Dimmick Planning Module: Brian McKinley from Knapka Surveying presented the Dimmick Planning Module for review and approval. This proposed subdivision is located along Armagast Road and involves the old schoolhouse. Three lots are proposed on the 11 acres. Ms. Swancer indicated the sinkhole on the property should be shown on the plan. The Commission reviewed the planning module. Mr. Campbell moved to recommended approval. Mr. Anthony seconded the motion.

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

Glen at Paradise Hills: Brian McKinley from Knapka Surveying presented the Glen at Paradise Hills planning module for review and approval. This land development plan is located along Quarry Street in Paradise Hills. Townhomes and quadplexes are proposed with this plan. The Commission reviewed the planning module. Ms. Robine moved to recommend approval. Mr. Campbell seconded the motion.

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

NEW BUSINESS

OLD BUSINESS

Proposed Zoning Ordinance

1. **Campus Industrial District:** Dan Jones, Paul Silvis, and John Sepp participated in the discussion regarding the Campus Industrial Zoning District. The Commission discussed with John Sepp his comment letter regarding the district. The Commission encouraged Mr. Sepp to take back to the steering committee for the Rockview park that the steering committee needs to work closely with the Planning Commission regarding the restrictive covenants. Mr. Sepp indicated he would be providing additional comments regarding the most updated district regulations. Areas of concern are parking decks and the transfer development rights.
2. **Highway Commercial District:** Dan Mattern was present to hear about the discussions regarding the highway commercial district. The commission reviewed the district and created comments to be forwarded to Mr. Roth.

The Commission decided to schedule two additional work sessions--May 17th and June 7th.

CORRESPONDENCE

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator