

BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 28, 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, Jim Swartzell and Joe Shultz. Members absent were Mike Anthony and Tim Robinson. Also attending was Renee Swancer - Zoning Officer; Brian McKinley; Joel Albert of GeoTech Engineering, Inc.; Bruce Kirkpatrick; Jonathan Light; and David McClaslin.

MINUTES

The minutes from the April 26, 2007 were presented for approval. Ms. Robine moved to approve the minutes. Mr. Campbell seconded the motion.

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

The minutes from the May 24, 2007 were presented for approval. Mr. Campbell moved to approve the minutes. Mr. Robine seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

The Glen at Paradise (North), preliminary plan. Brian McKinley from Knapka Surveying presented the plans for The Glen at Paradise (North), preliminary plan. This plan is for the quadplexes located along Quarry Street on the Benner Pike. All comments regarding this plan have been addressed. With no other comments, Mr. Swartzell moved to approve the plan. Mr. Campbell seconded the motion.

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

Quici Planning Module: The Commission reviewed the James Quici Planning module. Mr. Quici wants to subdivide his 3 acre parcel in half into two 1 ½ acre lots. The Planning Commission expressed its discontent with the layout of the parcels for the plan was not well thought out. Mr. Swartzell moved to approve the module. Mr. Shultz seconded the motion.

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

Teamster Local 8 Plan: Mr. Kirkpatrick discussed with the Commission the layout of the Teamster Local 8 plan that was previously approved by the Supervisors through a "Conditional Use" application last summer. Since then the zoning district requirements for buffer yards has been revised from 30 ft. to 75 ft. This revision has created an extreme hardship for the proposed plan approved through the Conditional Use process. The parking areas, as originally designed, would be eliminated, and more than 1/3 of the lot would remain as useable. The Teamster's brought this situation to the Benner Township's Supervisors attention at their last meeting on June 18 where the Supervisors instructed the Teamster's to bring this situation before the Planning Commission.

The Planning Commission sympathized with the Teamsters and agreed that when the revisions were made the primary focus was on the Rockview property and not the Airport Park Industrial area. Discussion was held as to

how to resolve the issue. The conclusion was that Ms. Swancer was to contact Mr. Roth, the Township's Zoning consultant, and Steven French, attorney, to discuss options to resolve the issue.

Fox Ridge Sketch Plan. Mr. Joel Albert of GeoTech Engineering, Inc. presented a sketch plan for a subdivision proposed on the 44 acre Gummo property along Fillmore Road. A primary and secondary septic system is proposed for each lot. Roof sumps will be infiltrated and an "unopened" right-of-way to the adjoining farm tract will be included. Two culdesacs are proposed. Ms. Robine expressed concerns on potential tree removal along the steep areas along Buffalo Run Road, and questioned if "deed" restrictions could be placed to protect the mature trees. Mr. Albert noted he would look into it.

NEW BUSINESS

OLD BUSINESS

Proposed Zoning Ordinance

Regional Commerical District: The Commission discussed the Regional Commercial district. Discussion was held regarding the differences between what is proposed in College Township and Benner Township. Ms. Swancer read the email sent by Harry Roth. Mr. Roth proposes "meshing" the two different zoning districts together with pedestrian linkages and buffering, as outlined in his email. The Commission indicated the "Nolan" soil protection is utmost in this area, and needs to be included in the regional commercial district. The Commission recommended Ms. Swancer contact Mr. Roth to have him prepare the necessary changes to the regional commercial district, and once we receive this information, forward it to College Township for review and comment.

Joint Meeting. The Commission wanted to know when Mr. Roth would be available for a meeting to have a work session regarding their comments. Ms. Swancer to contact Mr. Roth.

YMCA Sports Complex: The Commission held general discussion regarding the potential site of the sports complex along I-99. The sketch plan and proposed uses were reviewed.

Scheduling of work sessions: The Commission decided to hold an extra work session on July 19 to discuss zoning.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator