

BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 23, 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: Joe Shultz, Rob Fugate, Genny Robine, and Nate Campbell. Members absent were Mike Anthony and Jim Swartzell. Also attending was Renee Swancer - Zoning Officer; Monte Confer, Ron Mattern, Dan Mattern, Wayne Engle and Brian McKinley of Knapka Surveying, Gary Wilt, Bill Spedding, Rick Grazzini, Charles Suhr of Stevens & Lee Attorney, and Mike Uchreat.

MINUTES

The minutes from the July 26, 2007 were tabled.

PERSONS TO ADDRESS THE BOARD

Mattern Rezoning Request. Attorney Suhr presented the rezoning request. The property is currently zoned Medium Density Residential (R-3). The Matterns are requesting the property to be rezoned to commercial. Draft rezoning ordinance documentation was presented to the Commission as to how this property would be rezoned. The property is located along the Benner Pike and housed the old "mansun bus" facility. Ms. Swancer suggested the rezoning ordinance documentation be changed from Planned Office (C-1) to General Commercial, which is more consistent with the new proposed zoning ordinance designation of Highway Commercial. Additionally, Mrs. Swancer suggested the rezoning ordinance language should include the proposed Highway Commercial language to be consistent with the new ordinance. Mr. Suhr noted he would review these changes. Mr. Mattern presented a conceptual plan showing potential layout of new buildings and parking on the property.

The Commission agreed with the concepts and recommended this rezoning request be approved by the Supervisors. Mrs. Robine moved to recommend approval. Mr. Fugate seconded the motion.

VOTE:

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

Grazzini Land Development Plan. Mr. Spedding discussed the Grazzini Land Development Plan with the Commission. Mr. Spedding explained the lot consolidation regarding this plan is almost complete, and all comments regarding the plan are nearly completed. It is anticipated that by September the plan will be ready for approval. Mr. Grazzini noted he plans to do research on new plant varieties and no wholesale/retail of plants is proposed.

NEW BUSINESS

Hartle Planning Module: The Planning Module for the Paul Hartle subdivision was presented for review and approval. The subdivision is planned along Barns Lane. The Commission reviewed the module and Mr. Shultz moved to approve the module. Mr. Campbell seconded the motion.

VOTE:

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

Fox Ridge Planning Module: The planning module for the Fox Ridge plan was presented for review and approval. This subdivision is proposed along Fillmore Road on the 44-acre Gummo tract. The Commission questioned

whether the plan included the deed restrictions for tree preservation along the steep slopes along Buffalo Run. The Commission decided to table action on the module until consultation with the engineer was made regarding the deed restriction.

OLD BUSINESS

Proposed Zoning Ordinance: The revised Article 2 was distributed to the Commission. Brief discussion was held regarding the changes. The Commission did decide that ECHO (Elderly Cottage Housing) would be removed. Mrs. Robine moved to remove ECHO housing. Mr. Campbell seconded the motion.

VOTE:

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

The Commission decided to hold a work session on September 20.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Administrator