

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 13, 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: Nate Campbell, Robert Fugate, Genny Robine, Joe Shultz and Mike Anthony. Member absent was 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 presented for approval. Mr. Anthony moved to approve the minutes. Mr. Shultz seconded the motion.

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

The minutes from the August 23, 2007 were presented for approval. Ms. Robine moved to approve the minutes. Mr. Shultz seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Grazzini Land Development Plan: The land development plan was presented to the Commission for "conditional" approval. The plan is for a commercial greenhouse for the creation of new varieties of plants for patents. The Commission reviewed the plan. Mr. Anthony moved to "conditionally approval" the plan pending the outcome of the following: (1) non-substantive changes are approved by the County and Supervisors; (2) lot consolidation plan is approved; and (3) easements. Mr. Campbell seconded the motion.

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

The Glen at Paradise North Land Development Final Plan: Knapka Surveying presented the plan for the Commission approval. The plan is for the quadplexes. All comments regarding the plan have been addressed. The zoning approval letter still needs to be sent. Mr. Campbell moved to approve the plan. Mr. Shultz seconded the motion.

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

Centre County Airport Authority Conditional Use Approval: The Authority presented its plan for the new toll booth. A canopy will be constructed over the toll booth for weather. The Township Engineer reviewed the plan and found the plan acceptable. With no other comments, Mr. Shultz moved to recommend approval to the Supervisors. Mrs. Robine seconded the motion.

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

Mattern Rezoning Request. Attorney Suhr presented the rezoning request. It was suggested by the Commission the ordinance include the new Highway Commercial District requirements. Ms. Swancer noted definitions were not included and recommended as soon as we receive them from our consultant, that they should be included.

NEW BUSINESS

Fox Ridge Planning Module: The planning module for the Fox Ridge plan was reviewed for 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 Commission continued working on Article 2.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator