

**BENNER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 27, 2007**

CALL TO ORDER

Regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Vice Chair Mike Anthony at the Benner Township Municipal Building.

ATTENDANCE

Members present: Joe Shultz, Genny Robine, Mike Anthony and Nate Campbell. Members absent were Robert Fugate and Jim Swartzell. Also attending was Renee Swancer - Zoning Officer; Brad Taylor and Fred Lingle of Centre County Prison, Charles Suhr-- of Stevens & Lee Attorney; Wayne Engle from Knapka Surveying; and Jole Albert from Geo Tech.

MINUTES

The minutes from the September 13th were tabled.

PERSONS TO ADDRESS THE BOARD

Mattern Rezoning Request. Attorney Suhr presented a revised proposed rezoning ordinance for their rezoning request. Mr. Suhr went over the changes made since the last draft was presented to the Commission. The proposed definitions have now been added to the ordinance. Mr. Suhr noted that some definitions appear to be missing from the proposed zoning district being: Book binding, printing, and publishing operations, Commercial greenhouses, Automobile and/or animal racing facility with or without related wagering, Local shopping centers (Note that "shopping center" is defined"). The Commission accepted the revised ordinance and will begin reviewing it in October.

Centre County Government Prison - Conditional Use request: The Centre County Board of Commissioners is requesting to construct a 48 ft. x 96 ft. storage building at the Centre County Prison site at 700 Rishel Hill Road. The Township Engineer has reviewed the plan and found the existing stormwater management designed for the prison will not be impacted by this project. The building will be used to house lawn and snow equipment. With no other concerns regarding their proposal, Ms. Robine moved to recommend approval to the Supervisors. Mr. Campbell seconded the motion.

VOTE:

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

NEW BUSINESS

Fox Ridge Planning Module: - tabled. The Planning Commission discussed the Fox Ridge plan with Jole Albert of GeoTech. Mr. Albert indicated the plan was revised since the last PC's meeting. Some stormwater management locations have been moved and discussion regarding tree preservation was held. Mr. Albert indicated he did not have a problem placing some deed restrictions on the steep sloped lots to protect the trees and embankments. Ms. Swancer indicated that the County Planning Office has requested to have a meeting with Township representatives and the developers regarding this plan due to some differences of opinion as to how this land should be developed given the property contains prime agricultural soils, as well as, water and sewer availability. It was discussed that Nittany Glen cannot provide water service to the area because the property was developed as a manufactured home park and the lines within the park are "private." Sewer is not readily available either. The Fox Ridge plan was reviewed by the Township engineer and Township Sewage Enforcement Officer and the layout in its present configuration is the best that can be achieved given on-site septic and water. The Planning Commission feels the Township is not really interested in community water service or community sewage disposal. The Planning Commission doesn't feel any other option is viable. Ms. Robine moved

to recommend supporting the Fox Ridge Plan in its present configuration to Centre County Planning Commission. Mr. Shultz seconded the motion. Additionally, Mrs. Robine moved to approve the planning module, pending the outcome of the meeting on October 12th, with the Centre County Planning Commission, as long as the plan does not change in configuration. Mr. Shultz seconded the motion.

VOTE:

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

OLD BUSINESS

Proposed Zoning Ordinance: The Commission continued reviewing second draft Article 2 of the proposed Zoning Ordinance.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:

Renee Swancer, Zoning Administrator