

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 10, 2008**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Chairman Robert Fugate at the Benner Township Municipal Building.

ATTENDANCE

Members present: Robert Fugate, Mike Anthony, Nate Campbell, Dave Jackson, Joe Shultz and Genny Robine. Member absent: Jim Swartzell. Also attending was Renee Swancer, Zoning Officer, Bill Spedding from Penn Terra Engineering, and Dave Palmer from S&A Homes

MINUTES

The minutes from the November 29, 2007 meeting were presented for approval. Mr. Campbell moved to approve the minutes. Mr. Fugate seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Fulton Bank Land Development Plan: Bill Spedding from Penn Terra Engineering was present to discuss the Fulton Bank Land Development Plan. Mr. Spedding discussed the plan, where they are in the approval process and what the Planning Commission can expect when the plan is ready for final approval by the Commission. Mr. Spedding hopes the plan will be ready for approval before March.

NEW BUSINESS

OLD BUSINESS

Zoning Ordinance. The Commission continued reviewing Articles 1, 2 and 4. Article 3 was distributed to begin discussion. Ms. Swancer is to review the floodplain management portion for comparison with the State's model ordinance. Discussion primary involved the riparian buffer overlay district. The Commission received a copy of the Centre Region's proposed riparian buffer to review and compare to our consultant's version. Discussion was held to see if a representative from the Centre Region may be able to come to our next planning commission meeting to discuss the riparian ordinance. Additionally, Ms. Swancer is to see if our engineer could prepare a map showing the floodplains and 25% slopes along the stream corridor to see how a riparian buffer could be developed for the next meeting.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer