

BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING--MINUTES
December 18, 2008

CALL TO ORDER

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

ATTENDANCE

Members present: Dan Horner, Joe Shultz, Dave Jackson, Genny Robine and Nate Campbell. Members absent were Robert Fugate and Jim Swartzell. Also attending was Renee Swancer, Zoning Officer, Bryan Rodgers, John Sepp, and Chris Walker.

MINUTES

The minutes from the November 13, 2008 meeting were presented for approval. Mr. Jackson moved the approval of the minutes. Mr. Horner seconded the motion.

Vote: Mr. Swartzell: absent	Mr. Fugate: absent	Mrs. Robine: yes	Mr. Jackson - yes
Mr. Shultz: yes	Mr. Campbell: yes	Mr. Horner - yes	

PERSONS TO ADDRESS THE BOARD

John Sepp, Benner Commerce Park: Mr. Sepp explained that originally he was expecting to be requesting a "conditional" approval on the Benner Commerce Park plans, but the Department of Environmental Protection is now requiring the planning module previously approved by Benner Township to be amended because of the Ault Farm may have some historical and cultural significance requiring additional studies to be performed. It was agreed by all that the plan would be tabled until these matters can be worked out. Mr. Sepp hopes the plan will be ready for the next Planning Commission meeting in January.

Bryan Rodgers, University Park Airport - Conditional Use application. Mr. Rodgers presented to the Commission the application for the air traffic control tower for University Park Airport. The tower portion of the building is approximately 29 ft. x 29 ft. square with an octagonal cab structure on top. The total height of the structure would be about 82 ft. Lightning protection, rotating beacon and antennas would raise the total height to about 100 ft. Parking for the facility would be within an existing parking lot. The tower site was selected in accordance with FAA criteria with site confirmation conducted by the FAA Airport Facilities Terminal Integration Laboratory. An Environmental Assessment document was placed on file with Benner Township around April of 2008. Stormwater generated from the site to be retained partially on site and released to Pond 4A. Mr. Rodgers discussed how air traffic will be controlled around the airport and the impacts on Bellefonte Airport and the Glider Port in Julian.

Variances will be needed for setbacks and height because of the location next to Centre County Airport Authority property. An additional variance for impervious coverages may also be needed. Mr. Rodgers described the function and construction of the tower. He also described the architectural designs.

The Commission agreed the project is definitely needed. Mr. Campbell moved to continue the hearing until January 8, when a decision is expected to be delivered. Mrs. Robine seconded the motion.

Vote: Mr. Swartzell: absent	Mr. Fugate: absent	Mrs. Robine: yes	Mr. Jackson - yes
Mr. Shultz: yes	Mr. Campbell: yes	Mr. Horner - yes	

Fastrax Conditional Use application, Chris Walker. Mr. Walker was present for his conditional use application for his business located on the Benner Pike. Mr. Walker explained to the Commission when he started his business, he was unaware he was in Benner Township, and did not know he needed to file a conditional use application for his business which is comprised of towing, auto inspection and repair, and u-haul sales and rental.

Ms. Swancer helped Mr. Walker with his application by presenting to the Commission of list of items Mr. Walker will need to address for his conditional use application. Mr. Walker gave the Commission a copy of his lease, and pictures of the existing parking lot showing how he can provide "required parking." Mr. Walker stated that he does not intend to continue the sale and rental of the u-hauls. Discussion continued regarding the vehicular access around the building. Ms. Swancer explained that access around the building needs to be supplied. Mr. Walker expressed a lot of concerns regarding this because he has a problem with speeding around the building. Ms. Swancer noted something will need to be worked out regarding access around the building. With no other discussion at this point, it was decided to continue discussion on January 8, to allow Mr. Walker to address the conditional use criteria. Mr. Shultz moved to table the request until January 8, Mr. Horner seconded the motion.

Vote: Mr. Swartzell: absent Mr. Fugate: absent Mrs. Robine: yes Mr. Jackson - yes
 Mr. Shultz: yes Mr. Campbell: yes Mr. Horner - yes

NEW BUSINESS

OLD BUSINESS

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer