

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
February 28, 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, Joe Shultz, Jim Swartzell and Genny Robine. Member absent: Dave Jackson. Also attending was Renee Swancer, Zoning Officer and Bryan Rogers, Robert Crum, Bill Spedding, Dave Palmer and Howard Grove.

**MINUTES**

The minutes of the January 10<sup>th</sup> regular and reorganizational meetings were presented for approval. Ms. Robine moved the approval of the minutes. Mr. Jackson seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

University Park Airport - Conditional Use for fuel tanks. Mr. Bryan Rogers was present to discuss the request. The Airport wants to install a 15,000 gallon Jet -A Fuel tank and replacement of 1,000 gallon diesel tank with (1) 2,000 gallon diesel tank.

The project includes the removal of a 1,000 gallon diesel tank and replace with (1) replace gallon diesel tank. This tank will give added diesel capacity to ensure that during storms adequate fuel storage will be on hand to support Snow Removal equipment in the event that re-supply is restricted and/or delayed.

The project also includes the installation of an extension of the existing above tank walkway to provide access to the new tank as well as the addition of a second exit from the walkway.

The Commission had no further comment. Mr. Anthony moved to recommend approval to the Supervisors. Mr. Shultz seconded the motion.

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

Mr. Fugate asked for a quick update on the tower project. Mr. Rogers indicated the Environmental Assessment was completed and sent to FAA for final review and recommendation.

Fulton Bank and Eagle Point Phase 2A - Bill Spedding of Penn Terra Engineering and Dave Palmer from S&A were present to discuss the Fulton Bank Land Development Plan and the Eagle Point Phase 2A Subdivision Plan. The current status of the plans was discussed. It is hoped that all comments regarding these plans will be addressed by the March 13<sup>th</sup> meeting so signatures could be obtained from the Commission. No further comments were given.

CCIBC Rezoning Request - The Commission acknowledged receipt of the request. Comments regarding the proposed Campus Industrial District were received and discussed by the Commission and members of the CCIBC at an informational meeting which was held on February 29<sup>th</sup>.

Riparian Buffer Discussion - Robert Crum from the Centre Region Planning Agency was present to discuss the draft riparian overlay buffer ordinance prepared for the centre region municipalities. Mr. Crum explained how the riparian buffer was created, and discussed, in detail, how the proposed ordinance works and the comments received from municipalities in the Centre Region. The Commission expressed their liking to the approach of the riparian management and asked if Mr. Crum would mind if the Commission recommended including it into our new zoning ordinance. Mr. Crum indicated he would have no problem. The Commission thanked Mr. Crum for attending their meeting and sharing the riparian buffer overlay ordinance with Benner Township.

## **NEW BUSINESS**

### **OLD BUSINESS**

#### Proposed Zoning Ordinance

Transfer Development Rights (TDR). Mr. Fugate opened discussion by talking about the pro's and con's the Planning Commission has discussed with the Transfer Development Right program for the past year and half. Mrs. Robine added at this point Benner Township does not have any farms currently enrolled in the agricultural preservation easement program at the County level. Mrs. Robine is concerned that farmers in Benner Township are not interested, at this time, in agricultural preservation and would a TDR program effectively work in Benner Township. She went on to say, that if the Township decides not to have a TDR program, then the zoning ordinance needs to be revised to provide for another option for agricultural preservation and wondered if "clustering" would work. The Planning Commission has looked at clustering option for several years. Mr. Campbell expressed he thinks TDR's could work, if the program is done right. The Commission talked about the TDR program and what impacts it would have for developers in either the regional commercial or campus industrial zones relative to purchasing the development rights from farmers. Other impacts discussed included the cost of what a TDR would be. Mr. Grove stated "raw" land is currently worth about \$30,000 an acre. Questions were then raised as to how much a TDR unit would be worth? Mr. Fugate expressed that he thinks TDR's should be "tabled" for now, removed from the ordinance, and revisit the program idea at a later date. Mrs. Robine moved to recommend to the Township Supervisors to "table" TDR's in the new proposed ordinance, and revisit the program later.

VOTE:            Ms. Robine - yes        Mr. Campbell - no        Mr. Swartzell - yes    Mr. Jackson - absent  
                      Mr. Shultz - yes        Mr. Anthony - yes       Mr. Fugate - yes

Motion carried.

Based upon this motion carried, the Commission asked Ms. Swancer to see if Mr. Roth would be able to meet with a couple of Planning Commission members to discuss zoning alternatives in the agricultural zones before their meeting on March 6<sup>th</sup> with College Township.

Regional Commercial Zone The Commission asked Ms. Swancer to also let Mr. Roth know the Commission would like to meet with him to discuss the regional commercial zone before the meeting on March 6<sup>th</sup>.

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer