

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
March 13, 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, Nate Campbell, Joe Shultz, Dave Jackson and Genny Robine.  
Members absent: Jim Swartzell and Dave Jackson. Also attending was Renee Swancer, Zoning Officer and Bill Spedding, Larry Jodon, Dave Palmer and Howard Grove.

**MINUTES**

The minutes from the February 28, 2008 meeting were presented for approval. Mr. Shultz moved the approval of the minutes. Ms. Robine seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

Eagle Point Phase 2A. Mr. Dave Palmer and William Spedding of Penn Terra Engineering presented the Eagle Point Phase 2A plan to the Commission for consideration of "conditional approval." Mr. Palmer explained to the Commission the timeline for the project and the only remaining items needing addressed is the final approval and recordation of the easements. It is hoped that before the next P.C. meeting the easements will be completed. Mr. Fugate moved to "conditionally approve" the plan pending completion of the easements. Mr. Campbell seconded the motion.

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

Larry Jodon Mini-warehousing Conditional Use: Mr. Jodon presented a sketch plan to the Commission outlining this proposal for mini-warehousing. The layout, parking and stormwater was shown on the plan. Landscaping and buffering was not shown on the plan. The Commission generally did not have any objections to the plan, but suggested Mr. Jodon amend the sketch plan to show the location of the buffer and landscaping before recommending approval to the Supervisors. Mr. Jodon would be back at the next Commission meeting March 27<sup>th</sup>.

CCIBC Rezoning Request - This item was tabled until March 27<sup>th</sup> when discussion of final revision is to be discussed.

**NEW BUSINESS**

**OLD BUSINESS**

Proposed Zoning Ordinance

Shiloh Road Discussion: The Commission agreed that a matrix would be helpful to determine the differences and similarities between the College and Benner ordinances. Ms. Swancer was asked to see if Mark Holdren from College Township would be available to come to our next meeting to discuss the matrix, if ready by then. If so, then the Commission would decide how to proceed from there.

Agricultural Clustering: The Commission acknowledged receipt of the agricultural clustering regulations prepared by our zoning consultant, Harry Roth. The Commission agreed Mr. Roth should come to our meeting on March 27<sup>th</sup> to discuss the regulations with our township farmers.

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer