

incorporated within Benner's regional commercial. Mrs. Robine expressed concerns regarding protection of Nolan soils, etc. Mr. Roth indicated the proposed zoning language already has these environmental protections built into the proposed ordinance. The Nolan soils should be classified as "floodplain". Modifications to the height requirements were also discussed. Mr. Holdren indicated that after Mr. Roth prepares a new draft, College may readapt its proposed ordinance. Mr. Rogers asked if parkland required in Benner Township? Mr. Fugate responded "no." Mr. Rogers will need to discuss any parkland requirements in College with College Township officials.

Larry Jodon Conditional Use Request: Mr. Jodon presented a revised sketch plan for his conditional use for the mini-warehousing plan. Mr. Jodon explained his revised plan now shows the building configuration with no doors openings towards the residential townhomes. Landscaping, fencing and stormwater was also discussed. With no other concerns, Mr. Shultz moved to recommend approval to the Supervisors. Mr. Jackson seconded the motion.

Agricultural Clustering: Mr. Roth opened discussion with the Comprehensive Plan adopted by the Township several years ago. One of the goals of the Comprehensive Plan was to preserve prime agricultural soils. The proposed zoning allows for two different ways for farm preservation. One is to development at a rate of 1 lot for each 20 acres. The other method suggested by the Planning Commission is rural clusters is now 60-80% of a farm, then more homes can be built for the preservation of the ag soil or natural features to the property.

Howard Grove: Does the farm have to be farmed forever? Mr. Fugate indicated that decision has not yet been made. The Township has not decided how the area to be preserved. Options include:

- (1) Give an conservation easement to the Township forever;
- (2) Provide a conservation easement to a conservation group;
- (3) Have the conservation easement expire at a certain date; or
- (4) Not require any easement at all.

Mr. Fugate indicated that the farm does not have to be farmed "forever." Only if the property owner wants to continue farming. Mr. Grove expressed that reduction the farm acreage may hinder the property from being eligible for agricultural preservation. Mr. Roth indicated that in Lancaster County, the Agricultural Preservation Programs want to encourage any farming acreage wanting to be preserved by a farmer. In Centre County, the policies may be different. Mr. Grove stated that working farms need larger farms. Mr. Grove does not see amish or others wanting to farm Benner Township other than university and Rockview. Why doesn't Benner Township want to see more residential to boost the tax base? Mr. Fugate added that "residential" does not

CCIBC Rezoning Request - The Commission tabled until April 10th when discussion of final revision is to be discussed.

NEW BUSINESS

OLD BUSINESS

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer