

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 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, Nate Campbell, Joe Shultz, and Dave Jackson. Members absent: Jim Swartzell, Genny Robine, Mike Anthony and Dave Jackson. Also attending was Renee Swancer, Zoning Officer and Bill Spedding of Penn Terra Engineering, Dave Palmer, Jeff Bowman from ELA Group, Howard Grove, Tom Songer.

MINUTES

The minutes from the March 27, 2008 were presented for approval. Mr. Shultz moved to approve the minutes. Mr. Jackson seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Penn State Credit Union Bank Land Development Plan. Mr. Jeff Bowman of ELA Group presented the Penn State Credit Union Bank plan for final approval. All comments regarding the plan have been addressed except for the issue of traffic impact study from Penn DOT. Confirmation needs to be obtained from Penn DOT as to when the traffic light for Amberleigh Lane would be required to be installed. It is anticipated that approval will be obtained before the next Planning Commission meeting. Mr. Shultz moved to "conditionally" approve the plan pending outcome from Penn DOT. Mr. Jackson seconded the motion.

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

Fulton Bank Land Development Plan: Mr. Bill Spedding of Penn Terra Engineering and Mr. Dave Palmer presented the Fulton Bank Land Development Plan to the Commission. This bank is to be located at the intersection of Rolling Ridge Drive (the entrance to Penn Eagle Industrial Park). All requirements necessary for plan approval have been met, except for the recording of the Eagle Point Phase I plan which is expected to be recorded before the next Planning Commission meeting. Mr. Campbell moved to conditionally approve the Fulton Bank Plan. Mr. Jackson seconded the motion.

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

Tom Songer: Mr. Songer presented to the Commission a conceptual sketch of his idea as to what he would like to do with his property along Spring Creek Road. The Songers own two parcels. One parcel contains three small cabins which he rents year round and the other parcel contains a house which was damaged in the flooding of 2004. Mr. Songer would like to build two smaller houses on the one parcel (where the home needs razed) and asked the Commission how could be accomplish this goal. Mr. Songer

wondered if he could obtain a "conditional use" approval or other approach? Mr. Fugate noted the existing zoning district would not allow for a second home to be built and the new proposed zoning does not encourage denser development along the stream. Mr. Fugate indicated Mr. Songer would need to following the regulations of the Township.

Proposed Agricultural Zoning: Mr. Howard Grove noted the farmers in the Township are not in favor of the new proposed zoning changes. Mr. Fugate noted zoning is "not" forever... but for a period of time. Mr. Grove noted he feels like he has lost control of his land through dictatorship. It was noted further discussion will keep occurring of this zone in the month of May.

CCIBC Rezoning Request. The Commission completed the review of the proposed rezoning request by the CCIBC. The Commission had no other comments regarding the request, so Mr. Campbell moved to recommend approval to the Supervisors for advertising. Mr. Shultz seconded the motion.

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

NEW BUSINESS

OLD BUSINESS

Proposed Zoning Ordinance

Regional Commercial Zone: The Commission agreed to send the revised regional commercial zone to College Township for review. Mr. Jackson moved to forward the revised regional commercial regulations for College Township to review. Mr. Campbell seconded the motion.

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

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer