

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 22, 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, Genny Robine and Dave Jackson.

Members absent: Jim Swartzell and Mike Anthony. Also attending was Renee Swancer, Zoning Officer; Bryan Rogers of University Park Airport; John Sepp of Penn Terra Engineering and Dan Jones, Landscape Architect.

MINUTES

The minutes from the April 10, 2008 meeting were presented for approval. Mr. Campbell moved the approval of the minutes. Mr. Jackson 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

Penn State Credit Union Bank Land Development Plan. All requirements for the plan have been completed. The plan was conditionally approved by the Commission on April 10, 2008. The Commission placed its signatures on the plan.

University Park Airport - Taxiway J-widening of Turning Radius Conditional Use : Mr. Brian Rogers from University Park Airport was present to discuss the conditional use application to widen the turning radius of Taxiway J. This project will correct navigational problems of airplane wheels "falling" off the pavement while negotiating along the taxiway and improve safety. No impacts with the Federal Aviation Administration are noted. Stormwater created by this project is minimal and is calculated in the stormwater submission made to the Township on another project. The Commission agreed safety is of utmost importance. With no further comments, Mr. Shultz moved to recommend approval to the Supervisors. 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

Benner Commerce Park - preliminary plan: Mr. John Sepp and Mr. Dan Jones presented a draft landscape plan for Benner Commerce Park. This plan includes a centralized park which will serve several functions: (1) 21-acre park area for the development; (2) trail system; and (3) stormwater management area. Mr. Jones discussed his ideas for laying out the trees along the streets. Mr. Jones would like to group the trees instead of the standard tree spacing. Trees would also be placed around the perimeter of the 135 acres. More extensive landscaping is planned around the underpass of Interstate. The main entrance off Benner Pike would have extensive landscaping of trees and shrubs creating an inviting entrance to the industrial park. Mr. Fugate suggested trees be planted between proposed property

lines creating an even a more varied tree landscape. Mr. Jones indicated he would look into the idea. Mrs. Swancer asked if the street trees would be located within the street right-of-way or outside the right-of-way. Mr. Jones indicated that detail had not yet been decided. Mrs. Swancer indicated street trees should probably be located outside the right-of-way for proper maintenance by the park association. The question was raised as to whether or not the Township would be interested in a dedication of the 21-acre park area. Mrs. Swancer indicated that issue would have to be addressed with the Supervisors to see if there is an interest.

It was also noted that on the draft preliminary plan there seems to be no future access to the Krout Farm which is to be rezoned to industrial also as part of the comprehensive rezoning project. The Krout parcel does not have good access from the Axemann Road area. It was recommended to Mr. Sepp to look into this issue to ensure future access is reserved for the site through the Benner Commerce Park.

Agricultural Clustering: Mr. Grove was present to continue discussing the proposed agricultural zoning. Mr. Fugate stated he is upset that no one from the farming community has voiced their concerns over farmland preservation over the past four years of working on this project. Mr. Grove indicated he thinks farmers just didn't pay attention. Mr. Grove indicated that he thinks farmers are extremely concerned about having their property placed in "permanent" conservation easement which does not allow for further development. Mr. Grove has stated several times, at several Planning Commission meetings, farming in Benner Township does not seem viable. Farm hands are hard to come by. Farms, comparably, are small—not enough acres to make it profitable. Farm families are smaller, and future generations do not want to farm. Mrs. Robine stated she wants to hear the "why" the proposed regulations are not going to work. Mrs. Robine stated we, as a Township, agreed to the regional comprehensive plan, and we agreed to provide agricultural preservation. Mrs. Robine noted the Township cannot continue at its current rate of development, growth need to be slowed down. Ms. Robine stated she agrees with Mr. Grove's statement...if more farmers wanted to farm more farms would be placed on the waiting list for the agricultural preservation easement program with the County. Mrs. Robine recommended having Mr. Roth come back to the Commission to discuss the agricultural zone. The Commission generally felt the areas reserved by the agricultural zone should not be placed into permanent conservation easement but in some other program which would allow for the township to slow development.

NEW BUSINESS

Mishock Planning Module. Mrs. Swancer presented the Mishock Planning Module to the Commission for review and approval. Mr. Kevin Mishock owns 30+ acres on Purdue Mountain and wants to separate his current house from the acreage to create a new building lot for himself. All sewage testing has been completed and Mr. Houck has signed the module. With no other questions, Mrs. Robine moved to approve the module. 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

24/7 Self Storage Units—Final Plan: Mrs. Swancer noted all the County comments regarding this plan have been addressed. This plan was previously seen by the Commission has a preliminary plan. The final plan is the same as the preliminary plan. With no comments regarding the plan, Mr. Shultz moved to approve the plan. 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

NEW BUSINESS

OLD BUSINESS

Proposed Zoning Ordinance

1. Regional Commercial Zone: Awaiting response from Mr. Roth regarding their comments.
2. Article 3: Mrs. Swancer went over the major changes to the Article which included add a new sign and parking session, as previously discussed.
3. Article 4: Mrs. Swancer indicated that farm occupations needs to be discussed by the Commission with Mr. Roth when he comes to our future meeting.
4. Airport Park. It was discussed that we need to have a special zone for airport park since it is unlike any other zone within the Township.

It was also decided we need to set a date in June to talk to Mr. Roth about pending issues with the zoning ordinance specifically the agricultural clustering section of the ordinance.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer