

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 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, Genny Robine, and Dave Jackson. Members absent: Jim Swartzell and Joe Shultz. Also attending was Renee Swancer, Zoning Officer and Larry Jodon.

MINUTES

The minutes from the June 12, 2008 meeting were presented for approval. Mr. Jackson moved to approve the minutes. Mr. Fugate seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Larry Jodon: Mr. Jodon was present to discuss general information regarding his land development plan for mini warehousing. Mr. Jodon expressed concerns regarding the pending legal action taken by an adjoining property owner on his plan. The Commission expressed they were not concerned about the legal action at this time. Mr. Jodon asked what the Commission felt about a sidewalk requirement along Valentine Hill Road. The Commission did not have a preference and really didn't see why a sidewalk would be needed. Discussion continued around plan details. No action was taken on the plan.

NEW BUSINESS

OLD BUSINESS

Teamster's Land Development Plan: Ms. Swancer presented the Teamster's Land Development Plan to the Commission for their review and approval. It was noted the plan was on the agenda at the last meeting, but mistakenly not acted on. All comments regarding the plan have been addressed, and the plan is ready for approval. Mr. Jackson recommended approval of the plan. Mr. Campbell seconded the motion.

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

Proposed Zoning Ordinance

Article 5: The Commission reviewed Article 5. Areas of concern are the "tree cutting" requirements. It was recommended these requirements be modified. All comments were given to Ms. Swancer to pass on to Mr. Roth.

OTHER BUSINESS:

Mr. Fugate expressed concerns regarding the township policy regarding complaints. Mr. Fugate feels that complaints should not have to be expressed in writing to the Township for action to occur. A neighbor recently expressed concerns to Mr. Fugate regarding an issue of dogs and the potential of retaliation towards this neighbor. Discussion was held. Ms. Swancer noted the Supervisors set the policy. Ms. Swancer indicated in order to act on a complaint she needs some type of "proof" the alleged activity is taking place.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer