

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING--MINUTES
August 28, 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 Jim Swartzell. Members absent: Dave Jackson and Joe Shultz. Also attending was Renee Swancer, Zoning Officer.

MINUTES

The minutes from the July 24, 2008 meeting were presented for approval. Mr. Swartzell moved the approval of the minutes. Mr. Campbell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

NEW BUSINESS

Benner Commerce Park Planning Module: The Commission reviewed the sewage planning module for the Benner Commerce Park which consists of Form 4A. The Commission completed the required form. Mr. Campbell moved to approve the module. Ms. Robine seconded the motion.

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

OLD BUSINESS

Proposed Zoning Ordinance

Agricultural zone: The Commission reviewed the August 19th letter from Harry Roth regarding the agricultural changes requested by the residents of Benner Township. The Commission agreed with Mr. Roth. The consensus of the Commission is to leave what is proposed by Mr. Roth in the ordinance. Changing the regulations to allow for more residential development would have too much of an impact on the Nittany Valley region and would thereby require approval from the Nittany Valley Joint Planning Commission. It is recommended by the Commission to wait until the next comprehensive plan amendment to discuss allowing more residential density within Benner Township. The Commission also agreed with Mr. Roth's recommended changes to the regional commercial zone based on feedback from College Township. Mr. Campbell moved to send a copy of Mr. Roth's letter to College Township. Mrs. Robine seconded the motion.

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

OTHER BUSINESS

Vice Chair: With Mr. Mike Anthony's resignation, a new vice chair needs to be nominated. Mr. Swartzell nominated Mr. Campbell to Vice Chair. Mrs. Robine seconded the motion.

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

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer