

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 8, 2009**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Chair Nate Campbell at the Benner Township Municipal Building.

ATTENDANCE

Members present: Robert Fugate, Dan Horner, Dave Jackson, Genny Robine and Nate Campbell. Member absents: Jim Swartzell and Joe Shultz. Also attending was Renee Swancer, Zoning Officer, Chris Walker and Bryan Rodgers.

MINUTES

The minutes from the December 18 minutes were presented for approval. Mr. Robine moved the approval of 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 Mr. Horner - yes

PERSONS TO ADDRESS THE BOARD

Bryan Rodgers - Conditional Use of University Park Airport. Mr. Rodgers was present for the continued discussion regarding the conditional use application for the airport control tower. Mr. Campbell read over a list of items recommended to the Benner Township Supervisors for approval.

1. Lot addition/replot for lands of Centre County Airport Authority and University Park Airport be completed for the proposed site.
2. Variances be obtained for setbacks and height. If necessary, variances for impervious coverage may be needed.
3. Land Development Plan for the tower be submitted and approved for the tower.
4. Stormwater Management requirements adhered to.

Mr. Fugate recommended approval of the airport control tower with the above recommended items. Mr. Horner seconded the motion.

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

Fastrax Kustomz - Mr. Chris Walker was present with the Board to continue discussion his conditional use application regarding his business. Mr. Walker presented to the Board documentation which included the following:

1. Additional pictures showing potential parking lot layout,
2. Letter from Sam Gray from Gray's Towing giving permission to store "towed" vehicles on Mr. Gray's premises.
3. Letter from Todd Confer granting permission to use his public restrooms at Confers Motors.
4. Letter from Spring-Benner-Walker Joint Authority showing the business meets the requirements for the Authority.
5. Copy of Inspection station license

Discussion continued regarding the outdoor storage of parts and oil. It was noted to Mr. Walker that the ordinance prohibits the outdoor storage of these types of materials. Mr. Walker indicated he would talk to Mr. Confer to see if other arrangements could be made regarding these materials. Mr. Walker also questioned why the Confer Auto sales can store materials outside and he cannot. Ms. Swancer indicated that garages operating prior to the enactment of new ordinances are grandfathered at the time of passage of those regulations. New applications for new uses must meet the current requirements.

Mr. Walker talked about the proper disposal of oil. Mr. Campbell indicated he wanted "written" evidence of proper disposal of the materials, as required by the ordinance.

Parking was also discussed. Mr. Walker showed the Commission what he thought would work for a layout in parking. The Commission agreed that Mr. Walker seemed to have enough area to provide the required parking, but access around the building would still need to be maintained.

Mr. Walker indicated he felt he has met the requirements the Commission has requested except for the sign issue. Ms. Swancer was to work with Mr. Walker regarding this issue.

Mr. Horner moved to table discussion until the next meeting, January 22, to allow Mr. Walker time to address the additional concerns. Mr. Fugate seconded the motion.

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

NEW BUSINESS

Benner Commerce Park – Mr. Fugate moved to table action on the plan without sewage planning module approval. Mr. Campbell seconded the motion.

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

OLD BUSINESS

Zoning Ordinance. Ms. Swancer reminded the Commission the public hearing for the zoning ordinance is scheduled for January 19th at 7:30 p.m. at the Benner Elementary School.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer