

BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 22, 2009

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 6:02 p.m. by Chairman Nate Campbell at the Benner Township Municipal Building.

ATTENDANCE

Members present: Robert Fugate, Jim Swartzell, Genny Robine, Nate Campbell. Member absent: Dave Jackson. Also attending was Andrew JG Schwartz of Environmental Planning & Design, Renee Swancer, Mark Torretti of Sweetland Engineering, Steve Augustine of Sheetz, Inc., Robert Franks, Sheetz, Inc. and Allen Neely, Attorney.

MINUTES

The minutes from the August 27, 2009 meeting minutes were presented for approval. Mr. Fugate moved the approval of the minutes. Mr. Swartzell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Environmental Planning and Design: Mr. Schwartz presented the 10/22/2009 draft of the Spring Creek Canyon Overlay. The Commission reviewed sections amended based on the discussion held at the work session meeting on September 10th. The Commission recommended making the following changes to this draft:

1. New names to the "core" and "fringe" areas were discussed to be changed to "primary" and "secondary" zones.
2. Tree Canopy Plan needs to be further defined.
3. Restoration ratios in the "primary" area need to be more restrictive for disturbed areas.

Discussion was also held as to when the Planning Commission would be interested in holding its public hearing. It was decided to wait till the final changes are made to the document and after review by the Board of Supervisors. Mr. Schwartz noted he would make the changes and forward another draft to the Commission for their review.

NEW BUSINESS

Sheetz Conditional Use: Mr. Allen Neely opened the discussion regarding the Sheetz conditional use application by introducing all parties present for Sheetz. Additionally he briefly discussed their conditional use application and explained what Sheetz is applying for. Mr. Neely then turned over the discussion to Mark Torretti of Sweetland Engineering to go over the supporting documentation supplied with the Conditional Use application.

Mr. Torretti discussed each of the items listed in the Narrative, including:

1. **Overview.**
2. **Traffic/Access Issues.** Mr. Torretti explained the Traffic Impact Analysis is currently being completed.
3. **Ordinance-Specific Criteria:**
 - a. Convenience Store: how the project meets this definition in the zoning ordinance.
 - b. Section 427 - Drive-Thru and/or Fast-food Restaurants: how the project meets the requirements of the ordinance.
 - c. Section 416 - Car Washes: how the project meets all the requirements of the ordinance. Mr. Torretti handed out literature regarding the car wash oil-water separator and gray water recovery system, and how these two items will meet the ordinance requirements.
 - d. Section 409 - Automobile Filling Stations: how the project meets all the requirements of the ordinance.

The Commission asked if "alcohol" would be served? Mr. Augustine noted no sales of alcohol are planned for this location. Mr. Fugate asked when the facility is proposed to be opened. Mr. Augustine noted in 2010. Ms. Robine asked about "biological filters" for the stormwater management. Mr. Torretti noted two stormwater areas are proposed. One to capture the water and filter and another to discharge the water. Mr. Fugate asked if the building incorporates "green" measures. It was noted that LED lighting will be used as well as skylights and energy efficient equipment. With no other questions, the Commission felt the application met all the conditional use criteria. Mr. Fugate moved to recommend approval to the Supervisors. Mr. Swartzell seconded the motion.

OLD BUSINESS

CORRESPONDENCE

NOTES

It was discussed that a letter should still be sent to the YMCA supporting its location in Benner Township, as well as a letter of thank you to Joe Shultz for his years of service with the Benner Township Planning Commission.

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer