

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 14, 2009**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:03 p.m. by Chairman Nate Campbell at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Dan Horner, Nate Campbell, Genny Robine, Rob Fugate, and Dave Jackson. Members absent: Joe Shultz and Jim Swartzell. Also attending was Renee Swancer, Zoning Officer and Bryan Rodgers, John Sepp and Gerald Rogers.

**MINUTES**

The minutes from the March 26, 2009 meeting minutes were presented for approval. Mr. Fugate 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: absent                         Mr. Campbell: yes              Mr. Horner - yes

**PERSONS TO ADDRESS THE BOARD**

Benner Commerce Park, Phase I: Mr. John Sepp presented the Benner Commerce Park Final Plan, Phase I. All comments have been addressed and the plan is now ready for approval. Mr. Sepp is now requesting approval of the plan. With no other comments, Mr. Jackson moved to approve the plan. 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**

**ZONING COMMENTS.**

The Planning Commission reviewed the letter from Harry Roth, dated April 6<sup>th</sup>, 2009. Each letter received and reviewed by Mr. Roth was reviewed individually, as follows:

Letter from CRPD. The Commission agreed with Mr. Roth that no changes were recommended.

Letter from Cleveland Brothers. The Commission agreed primarily with Mr. Roth's recommendations; however, the Commission wanted to see if it possible for in Industrial Parks, additional signage could be allowed (i.e., one monolith sign at the entrance of a property and one wall sign for each business located on the property if more than one business would exist).

Letter from Penn State. The Commission agreed with the recommendations from Mr. Roth except for the issue regarding tree cutting. The Commission wanted to review the tree cutting section of the ordinance again.

Letter from CIBCC. The Commission agreed no changes are recommended.

Letter from Penn Terra: The Commission agreed to change the rear setback for parking lots to 10 feet within the light industrial zone, as already changed in the highway commercial zone.

**OLD BUSINESS**

**CORRESPONDENCE**

**NOTES**

Mr. Horner announced, that with regret, he would need to resign his position with the Planning Commission effectively immediately. The Commission acknowledged this resignation and wished him well.

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer