

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 9, 2009**

CALL TO ORDER

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

ATTENDANCE

Members present: Nate Campbell, Genny Robine, Dave Jackson, Rob Fugate, and Jim Swartzell. Member absent: Joe Shultz. Also attending was Brian Ruess, Howard Long and Renee Swancer, Zoning Officer.

MINUTES

The minutes from the June 25, 2009 meeting minutes were presented for approval. Mrs. Robine moved the approval of the minutes. Mr. Fugate seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Brian Ruess: Mr. Ruess was present to discuss with the Commission the new height limitations in the new zoning ordinance. The new height limitation is set at 20 ft. for accessory garages. Mr. Ruess explained to the Commission that the new limitation prohibits garages to have higher pitched roofs such as 11/12 or 12/12. Mr. Ruess is proposing a detached garage with a 12/12 pitched roof to match the existing roof structure of his home. Mr. Ruess discussed the height limitations with the Benner Township Supervisors and the Supervisors are in agreement that the 20 ft. height limitation needs changed to the old height limitation of 25 ft. The Planning Commission agreed. Mr. Fugate moved to recommend changing the height limitation to from 20 ft. to 25 ft. Mr. Swartzell seconded the motion.

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

Mike Fultz - Conditional Use application: Mr. Fultz is proposing an auto body repair and paint shop at Progressive Motors along the Benner Pike. Ms. Swancer explained the building code inspector was at the site and it appears all the requirements can be met for the shop. Ms. Swancer noted parking requirements and signage can be accommodated. In order to meet other requirements for the oil water separator and water discharge from the garage, it has been recommended that the property be connected to the sewer line. A letter is still needed from the property owner that the bathroom facilities can be provided in the main building. Mr. Fultz indicated he will be able to provide this letter. Mr. Fultz also showed the Commission the details regarding the paint booth and how it will meet the requirements for DEP and the proper disposal of the hazardous materials created on site. With no other discussion, Mr. Fugate moved to recommend approval to the Supervisors as long as the letter is obtained from the property owner for the bathrooms and the sewer line is connected the building. Mr. Swartzell seconded the motion.

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

YMCA: Mr. Howard Long was present to discuss the proposed YMCA facility across from the County Prison along Benner Pike. Mr. Long informed the Commission the YMCA is pursuing the lots for possible ownership. Mr. Long noted the YMCA has been awarded a grant for the installation of a national Challenger Learning Center. This facility would be the first in Pennsylvania. A space flight simulator, as well as classrooms, would be available for space camps, etc. The YMCA also envisions a large Olympic style swimming pool would enable Bellefonte, Bald Eagle and Penns Valley to have swim teams. Outdoor sport fields will provide much needed fields to the area, and the facility will also be used for tournaments brought to the area. Mr. Howard discussed the YMCA vision for this new facility. Mrs. Robine asked if the rest of the funding for the facility would be reached? Mr. Long felt the YMCA could provide the funding needed for the project through its campaign fund raisers. Mr. Campbell feels the quality and redevelopment that can occur along the Benner Pike would be beneficial to Benner Township. The Commission welcomed the idea of the YMCA facility and is willing to provide a letter of support for such facility. Mr. Fugate moved to provide the letter of support. Mr. Campbell seconded the motion.

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

NEW BUSINESS

ZONING COMMENTS

Signs: Discussion regarding signs was tabled till the next meeting.

Environmental Planning & Design: Ms. Swancer reminded everyone a work session with Environmental Planning & Design is scheduled for July 30, 2009 at 7:00 p.m. here at the Township building.

OLD BUSINESS

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer