

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 27, 2010**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:01 p.m. by Chair Nate Campbell at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Rob Fugate, Nate Campbell, Genny Robine and Jim Swartzell. Member absent was Dave Jackson. Also attending was Renee Swancer, Zoning Officer; Chad Stafford of Penn Terra Engineering; Betsy Dupuis, Attorney for McKee Group; Jim Meyers from the Centre County Airport Authority; and Raena Lindemuth of Lee-Simpson Associates.

**MINUTES**

The minutes from the May 13, 2010 regular meeting minutes were presented for approval. Mr. Swartzell moved the approval of the minutes. Mr. Fugate seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

Centre County Airport Authority Conditional Use Approval: Ms. Lindemuth presented the application to the Commission. The Airport Authority wishes to expand its current car rental facility in three areas. First area is across from the terminal in the Airport Park. A new parking lot is proposed with 186 paces and will provide long-term parking for rental cars. The second area is expanding the existing car rental parking lot by 68 spaces and providing short-term parking for rental cars and converting a portion of this lot into public parking. The third area is reconfiguration and resurfacing the existing parking directly next to the terminal building. Ratios for impervious coverage are acceptable to the ordinance. All proposed lots are paved and underground storage of stormwater is proposed. Landscaping is still being completed and traffic impacts are still being reviewed. The car rental facilities will meet all other township requirements. Mr. Fugate moved to conditionally approve the plan based on the plan meeting the landscaping and traffic impacts required by the Township Ordinances. Mr. Swartzell seconded the motion.

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

Village of Nittany Glen

Ms. Dupuis opened discussion up with the Commission by bringing them up to date with where the McKee Group is in developing the Village of Nittany Glen. She apologized that Mr. Kevin McClaughin of the McKee Group was unable to attend the meeting. The current stipulation agreement between Benner Township and McKee Group is set to expire in December 2010. The stipulation agreement states that Nittany Glen is to have in place 50% of the infrastructure for remaining phases or the stipulation agreement will expire. At this time, 50% of the infrastructure will not be in place by the end of 2010. The McKee Group is interested in finding out how the Commission feels about:

1. Extending the original stipulation agreement;

2. The 62 unit loss by complying with the current Mobile Home Park requirements since the ordinance requires 7,500 sq. ft. lots; and
3. Flexibility with residential types within the development.

Mr. Stafford explained that Nittany Glen has reviewed several different options. One option included reconfiguring the lots to meet the current Township ordinance requirements, but this option loses 62 units. Another option included duplexes. Mr. Stafford explained the option of duplexes would probably not be a pursued option, but was explored. Ms. Dupuis noted marketability is very important to the McKee Group. Standard mortgages are for 30 years with lower interest rates. Since this development is manufactured housing, interest rates are higher and terms of loans are less (20 years) which hurts the marketability of this development. The Township did authorize the park to be "condo" which allowed better financing. However, the McKee Group wants to explore more possibilities with the Township to expand its marketability with flexible housing types. One such type of housing would be modular homes. The definition of modular home and manufactured home was read from the Zoning Ordinance. The basic difference between the two units is manufactured homes have a vehicle title, are built to federal "HUD" requirements, and maintain a steel structure and modular homes are built to the state building code and have no vehicle title. It was noted there seemed to be no strong appearance differences between these types of housing structures (modular vs. manufactured).

Some Commission members felt modulars would not be a problem in the mobile home park. Questions were raised if mobile homes were replaced with modulars, what impacts would this generate to the Nittany Valley Comprehensive Plan since Benner Township is allocated for the region for mobile home parks. It is unknown if Spring, Bellefonte Borough or Walker Townships currently allow for mobile home parks within their Townships. Analysis of the Comprehensive Plan has not been done.

Ms. Dupuis noted the McKee Group may request an amendment to the Zoning Ordinance to allow for modulars within the manufactured home park zone. Ms. Swancer questioned the impacts this type of amendment would have for the zoning ordinance.

Mr. Campbell noted that it seems the Planning Commission cannot really take any formal action on this request until the Supervisors have determined what direction the Township is going to take with the stipulation agreement. It was noted a meeting with the Supervisors is to occur on July 1, 2010.

**NEW BUSINESS**  
**OLD BUSINESS**  
**CORRESPONDENCE**  
**NOTES**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer