

**BENNER TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**September 23, 2010**

**CALL TO ORDER**

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

**ATTENDANCE**

Members present: Rob Fugate, Dave Jackson, Robert Fugate and Genny Robine. Member absent was Jim Swartzell. Also attending was Renee Swancer, Zoning Officer; Mark Torretti and John Sepp of Penn Terra Engineering; Brian Miller, Joel Confer, Todd Confer, Jeff Long; and Boyd Smith.

**MINUTES**

The minutes from the August 12, 2010 regular meeting minutes were presented for approval. Mrs. 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. Campbell - yes

**PERSONS TO ADDRESS THE BOARD**

Confer Storage Units - Conditional Use Request: Mr. Joel Confer is proposing two storage buildings which will hold 40 separate mini-warehouse units behind the Benner Pike Car Wash. As part of this proposal, the existing car wash and restaurant parking lot will be enhanced with landscaping, new parking configuration, as well as more defined traffic movement around the existing building. The new warehouse units are to be fenced, lighted, gated for secure access, and provide parking for the new units. No traffic impact study is required. Penn DOT reviewed the site for access and recommended changes in the configuration of the existing access drives to the site. Mr. Torretti demonstrated that the project will meet all the requirements of the Township Ordinance.

The Planning Commission felt the new units would be useful given the proximity of Amberleigh and welcomed the improvements to the existing car wash/restaurant. With no other comments, Mr. Fugate recommended approval to the Supervisors. Ms. Robine seconded the motion.

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

Graystone Court:

Mr. John Sepp and Mr. Jeffrey Long were present to discuss a proposed 55-over residential development for Eagle Point. Mr. Long has developed several 55-older community housing units throughout Pennsylvania. The location of Eagle Point just off the Rishel Hill interchange of I-99 is very attractive for such a development. The housing units are for independent living and are reasonably priced between \$750-1500 a month for all utilities. The housing complex usually contains a restaurant, beauty salon, indoor gym with pool, and provides some garage parking. The complex is tall, similar to hotel/motels, being about 8 stories in height. Mr. Long feels our area definitely needs this type of housing and feels the Bellefonte area would be perfect. The property is zoned Highway Commercial and does not allow for any kind of residential development. The Supervisors seemed in favor of such a housing development but wondered what the Planning Commission felt. The Planning Commission

indicated that the Comprehensive Plan does not support residential in this area, and asked if Mr. Long and his engineer could come up with a plan that would try to master plan the entire 28 acre tract of Eagle Point to show how this type of development would fit into the Highway Commercial. Ms. Robine is very concerned about drainage and feels the drainage for this property has not yet been addressed. She still sees large amounts of water coming down Paradise Hill Road. Mr. Fugate didn't see where this type of development is much different than hotels. Mr. Long agreed and will work on the concept and come back for more discussion.

Centre County Airport Authority Solar Panels - Conditional Use: Mr. Boyd Smith presented the conditional use application for the proposed solar panels to be placed in the parking lot of the Centre County Airport Authority. The installation of these panels will allow for the Authority to provide for its electrical needs. The panels are shown to meet all the setback requirements as well as other zoning criteria. Stormwater management will not be a problem as it will not create any additional water flows. Geotechnical information is to be supplied at a later date when completed by the firm. Federal Aviation Administration (FAA) has been contacted and it is anticipated that no problems will be found. Reflectivity off the panels is not expected to cause problems with air navigation. Solar panels are proposed on the top of the existing roof of the terminal building. The Commission applauded the project for its energy saving measures. With no other comments, Mr. Fugate moved to recommend approval. Mr. Jackson seconded the motion.

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

## NEW BUSINESS

Shaeffer Planning Module: The Shaeffer's are proposing a two-acre subdivision located on Seibert Road at the corner of Grove Park Phase 3. The property will be served by an on-site septic system and well. The Commission reviewed the module. With no other comments, Mr. Fugate moved to approve the module. Mr. Jackson seconded the motion.

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

Geothermal bore ordinance: Ms. Swancer mentioned the Supervisors want to adopt a geothermal bore ordinance. Ms. Swancer will be working with Mr. Burd, our building code official, to modify the draft model to fit Benner Township.

Spring Creek Overlay Ordinance: The Planning Commission received the proposed copy of the amended Spring Creek Overlay Ordinance. Ms. Swancer explained to the Commission the changes and informed them of the public hearing scheduled for November 15 at 7:30 p.m.

## OLD BUSINESS

### CORRESPONDENCE

### NOTES

### ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer