

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 27, 2011**

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, Nate Campbell, Jim Swartzell, and Genny Robine. Also attending was Renee Swancer, Zoning Officer; Janet Santostefano; Andrew Schwartz of Environmental Planning and Design; and Wayne Engle from Knapka Surveying.

MINUTES

The minutes from the January 6, 2011 regular and reorganizational 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 -yes Mr. Campbell - yes

PERSONS TO ADDRESS THE BOARD

Paradise Hills Land Development Plan-South: Mr. Engle presented the Paradise Hills Preliminary Plan to the Commission for final review and approval. All comments related to the plan have been addressed. The plan proposes quadplex units located on Quarry Street. With no other comments, Mr. Jackson moved to approve the plan. Mr. Swartzell seconded the motion.

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

Spring Creek Canyon Overlay Ordinance: Mr. Schwartz from Environmental Planning and Design (EPD) was present to discuss the Planning Commission recommended revisions to the Spring Creek Canyon Overlay Ordinance as discussed at their last meeting. Mr. Schwartz handed out the latest draft dated 1-27-2011. Mr. Schwartz identified with the Commission all the changes made to the Ordinance. Mr. Schwartz also presented some exhibits to the Commission showing how the criteria in the ordinance could be easily met by commercial developers. The Commission felt that all the comments raised during the last meeting have been addressed within the Ordinance.

With no other comments to address, Mr. Fugate recommended to forward the ordinance back to the Supervisors with the recommended changes. Mr. Swartzell seconded the motion.

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

Centre County Airport Geothermal System: Mr. Dennis Norman from Norman Engineered Designs presented the conditional use application for the geothermal system to be installed by the Centre County Airport Authority at University Park. The Centre County Airport Authority is proposing to install a Geothermal HVAC system for the Authority terminal. Site improvements consist of drilling 31 bore holes to a depth of 500 ft. Steel casing will be inserted into each bore to at least 10 feet into competent rock. A 1 ¼" diameter U-bend assembly pipe will be inserted into each bore hole and connected to an underground concrete vault with 3" diameter supply and return piping. Connection from

the vault to the new HVAC system in the Authority Terminal will be with 4" diameter supply and return piping. The entire system will be a closed loop. All exterior piping will be buried in trenches. Once installation is completed, the site will be returned to original grades, seeded and mulched. Temporary swales will be used to treat runoff and drilling water with "floc logs" to settle the fine material that occur during the drilling process. The possibility of sinkhole formation is minimal. With no other comments to address, Mr. Fugate moved to recommend approval to the Supervisors.

Vote: Mr. Swartzell - yes

Mr. Fugate - yes

Mrs. Robine - yes

Mr. Jackson -yes

Mr. Campbell - yes

NEW BUSINESS

OLD BUSINESS

Elderly Housing/ Mixed Use Ordinance - tabled.

CORRESPONDENCE

NOTES

ADJOURN

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer