

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
November 17, 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: Dave Jackson, Rob Fugate, Genny Robine, Mike Anthony and Nate Campbell. Member absent was Jim Swartzell. Also in attendance were Renee Swancer, Zoning Officer and Anthony Fruchtl from Penn Terra.

**MINUTES**

The minutes from the September 22, 2011 meeting minutes were presented for approval. Mr. Anthony 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 | Mr. Anthony - yes |

**PERSONS TO ADDRESS THE BOARD**

**NEW BUSINESS**

**Lion's Gate Preliminary Plan** - The Preliminary Plan for Lion's Gate was presented to the Commission for approval. Lion's Gate proposes mini-storage warehousing in the Airport Park. All the County and engineering comments have been addressed. With no other comments to address, Mr. Anthony moved to approve the plan. Mrs. Robine seconded the motion.

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

**Graystone Court Parking Reduction and Conditional Use application** - Mr. Fruchtl presented the Graystone Court master plan. Graystone Court proposes a 10-story, 138 unit age qualified housing apartment along the Benner Pike. Mr. Fruchtl presented how the proposed use will meet the requirements of Section 485 of the Benner Township Zoning Ordinance. The rest of the Eagle Point project will be master planned to coordinate with the age-qualified housing apartment. In addition, a parking reduction is also being requested. The Township Engineer recommended approval for the reduction in parking. With no other comments, Mr. Fugate moved to recommend approval of the conditional use application and parking reduction. Mr. Anthony seconded the motion.

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

**OLD BUSINESS**

**CORRESPONDENCE**

**NOTES**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer