

**BENNER TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**March 10, 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, Jim Swartzell, Nate Campbell. Member absent was Genny Robine. Also in attendance was Renee Swancer, Zoning Officer; Allen Neely, attorney; Marina Elnitski, John Elnitski, Jr. and John Ferguson.

**MINUTES**

The minutes from the February 10, 2011 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 - absent  
      Mr. Jackson -yes                        Mr. Campbell - yes

**PERSONS TO ADDRESS THE BOARD**

Bellefonte Airport Conditional Use Approval: Mr. Elnitski opened discussion with the Commission by first stating that he is not acting as a Supervisor, but as his mother's representative for the application for Bellefonte Airport. Mr. Elnitski talked about the airport layout plan prepared for Bellefonte Airport in 2001. This airport layout plan shows how the airport could be developed in the future. The widening of the runway is proposed for "safety." The Bureau of aviation requires a 50 ft runway and the Federal Aviation Administration now requires a 60 ft runway. The existing runway is 40 ft. wide. To make the airport conform to the safety requirements, Bellefonte Airport applied for a grant to do the improvements.

Bellefonte Airport proposes the following improvements:

1. resurface the entire runway;
2. widening the runway to 40 ft from 60 ft.
3. stormwater management for existing and proposed improvements; and
4. square off the end of runway 25 to the holding area for safety and snow plowing.

Mr. Elnitski explained because the runway sits within the setbacks, a variance will need to be obtained from the Zoning Hearing Board. A taxiway was proposed, but is not part of this application, since it is not projected to be built now. Mr. Elnitski stated that none of these improvements will change any of the airport hazard zones for the airport. Mr. Elnitski did state that the design category for airport landing speed is projected to change from A-1 to B-1, but this change does not change any of the airport hazard zones, nor does it change of the aircraft currently using the airport runway. These types of aircraft have been using the airport for years.

Mr. Swartzell asked what is timeline for these improvements? Mr. Elnitski stated once the conditional use approval is granted, projected timeline would be summer into fall for completion by winter. Total project cost is estimated for \$1.4 million dollars. With no other comments, Mr. Swartzell moved to recommend approval to the Supervisors. Mr. Fugate seconded the motion.

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

Spring Creek Canyon Ordinance: Mr. Neely discussed with the Planning Commission a comment letter dated February 16, 2011 from Penn State regarding the Spring Creek Canyon Ordinance. The Commission felt the comments had already been previously discussed. The Commission agreed to change the "Land Management Partnership" change to "Technical Advisory Group" to keep consistency with the official group's name. The Commission decided to make no more changes to the ordinance. Mr. Campbell moved to recommend this change to the Supervisors. Mr. Swartzell seconded the motion.

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

Columbia Gas: John Ferguson from Columbia Gas wanted to address the Commission about gas line safety. Mr. Ferguson handed out brochures about gas line transmission safety. For safety reasons, Columbia gas would like to be involved in the review process for projects within 300 feet of a gas transmission line. Mr. Ferguson asked if the Commission would send a letter to the County Planning Department supporting a review of projects within 300 feet. Mr. Swartzell moved a letter be sent. Mr. Fugate seconded the motion.

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

**NEW BUSINESS**

**OLD BUSINESS**

Chickens: Tabled.

Elderly Housing Complex in Highway Commercial: Harry Roth is expected to attend on March 24, 2011.

**CORRESPONDENCE**

**NOTES**

**ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:  
Renee Swancer, Zoning Officer