

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 12, 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: Genny Robine, Rob Fugate, Jim Swartzell, Mike Anthony, and Nate Campbell. Member absent was Dave Jackson. Also in attendance was Renee Swancer, Zoning Officer; Eric Kann from Hawbaker Engineering; John Sepp from Penn Terra Engineering; and Harry Roth of RothPlan.

MINUTES

The minutes from the April 14, 2011 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 - absent	Mr. Campbell - yes	Mr. Anthony - yes

PERSONS TO ADDRESS THE BOARD

Lion's Gate Conditional Use application: Mr. Kann presented the proposed plans for the Lion's Gate. Mini warehousing is proposed on two lots within airport park. The two lots are proposed to be combined for this project. Two two-story buildings are proposed with two additional storage buildings for a total of four buildings. The project is to be phased in two plans. A gravel outdoor parking storage is also proposed for vehicle storage as well as POD storage. The proposed architecture for the buildings will be concrete and steel. Since the property is sloped, 50% of the stormwater will be retained on-site and the other will be discharged into the regional stormwater pond for the development. With no other comments, Mrs. Robine moved to recommend approval of the conditional use to the Supervisors. Mr. Fugate seconded the motion.

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

Harry Roth: Harry Roth, the Township's zoning consultant, discussed with the Commission the changes to the proposed age qualified housing ordinance previously discussed at the last meeting. Mr. Sepp has some basic questions regarding the street design requirements and setback requirements related to building height. It was agreed upon that the building height would be determined around the parameter of the property and a lesser setback was agreed upon for the front yard setback. Mr. Sepp also asked for an explanation regarding the ratio of number of units permitted. Mr. Roth will make the changes for our next Planning Commission meeting.

- NEW BUSINESS**
- OLD BUSINESS**
- CORRESPONDENCE**
- NOTES**
- ADJOURN**

With all business complete, the meeting adjourned.

Respectfully submitted by:
Renee Swancer, Zoning Officer