

Benner Township Board of Supervisors  
Public Hearing on Proposed  
Ordinance 2006-97  
September 22, 2006

The public hearing on Proposed Ordinance 2006-97 was called to order at 8:00 a.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were James Martin, Alfred Pauline, Gerald Rogers, Jennifer Thomas, Michael Sehrling, John Sepp, John Coleman and Renee Swancer.

This proposed ordinance would amend the official zoning ordinance of Benner Township, Centre County, Pennsylvania to implement the recommendations contain within the Nittany Valley Region Comprehensive Plan relating to industrial uses and activities by (1) revising the light industrial district (I-2) and listing specific criteria attached to certain industrial uses, (2) strengthening the design standards for this industrial district, (3) Offering density bonuses for the use of high quality architectural and site design features, (4) rezoning 49.4 + or – acres to the light industrial district located approximately 450 to 600 feet southeast of the Benner Pike south of the I-99 interchange, and (5) strengthening the general provisions relating to the design of industrial sites.

Mr. Breon asked the audience if anyone present had any comments to make on the proposed ordinance. Being none, Mr. Elnitski moved to adjourn the hearing the time being 8:09 a.m. Mr. Swartzell seconded the motion.

Vote: Mr. Elnitski – yes      Mr. Swartzell – yes      Mr. Breon – yes

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Sharon Royer, Sec.

Benner Township Board of Supervisors  
September 22, 2006

The Special meeting of the Benner Township Board of Supervisors was called to order at 8:10 a.m. by the Chairman, David Breon with members James Swartzell and John Elnitski, Jr. present. Also in attendance were James Martin, Alfred Pauline, Gerald Rogers, Jennifer Thomas, Michael Sehirling, John Sepp, John Coleman and Renee Swancer.

Ordinance 2006-97: Proposed Ordinance 2006-97 was presented to the Board for consideration for adoption. It was noted that this proposed ordinance would amend the official zoning ordinance of Benner Township, Centre County, Pennsylvania to implement the recommendations contain within the Nittany Valley Region Comprehensive Plan relating to industrial uses and activities by (1) revising the light industrial district (I-2) and listing specific criteria attached to certain industrial uses, (2) strengthening the design standards for this industrial district, (3) Offering density bonuses for the use of high quality architectural and site design features, (4) rezoning 49.4 + or – acres to the light industrial district located approximately 450 to 600 feet southeast of the Benner Pike south of the I-99 interchange, and (5) strengthening the general provisions relating to the design of industrial sites.

Mr. Swartzell moved to adopt Ordinance 2006-97. Mr. Elnitski seconded the motion.  
Vote: Mr. Elnitski – yes            Mr. Swartzell – yes            Mr. Breon – yes

Memorandum of Agreement Benner Township/Commonwealth of Pennsylvania – Pennsylvania Fish and Boat Commission: Mr. Breon went over the changes that were made since the Board reviewed the agreement the last time. Mr. Elnitski moved to approve the Memorandum of Agreement as revised. Mr. Swartzell seconded the motion.  
Vote: Mr. Elnitski – yes            Mr. Swartzell – yes            Mr. Breon – yes

Gerald Rogers: Mr. Rogers presented the board with a copy of the draft ordinance that College Township has prepared for the Shiloh Road area. Discussion was held.

Mr. Rogers also questioned if it would be possible to allow more Highway Commercial other than on the properties currently indicated. The Board noted that in order to do this the whole amendment process that just took place would have to again take place.

The special meeting was adjourned the time being 8:36 a.m.

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Sharon Royer, Sec.