

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
October 8, 2015**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 PM by the Chairman, Nate Campbell who led the meeting with the Pledge of Allegiance.

**ATTENDANCE**

Members present: Nate Campbell, Paul Kurtz, Jim Swartzell, Lee Copper, and Greg Jeffries.

Members absent: Willis Houser, Sherry Dawn Jackson

Others present: Sign-in Sheet attached to minutes

**MINUTES**

The minutes from the September 17, 2015 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes. Mr. Jeffries seconded the motion. All voted in favor.

Vote:            Mr. Campbell-yes            Mr. Jeffries-yes            Mr. Copper-yes  
                     Mr. Kurtz-yes                 Mr. Swartzell-yes

**PERSONS TO ADDRESS THE BOARD:** None

**NEW BUSINESS:**

1. Conditional Use application for JOLI Ventures

Frank Serveno presented an overview of the proposal. The request is for automobile sales and service, made by JOLI Ventures, LLC. Linda Jabco continued the presentation, bringing their operation from Milesburg to this location in Pleasant Gap, the former Big John's building. They wish to set up shop here, bringing 15 to 20 employees, and associated revenue, asking for the blessings of the Township. Mr. Swartzell asked about the size, a 5 acre tract of land with a 22,000 sq. ft. building. Mr. Campbell asked about paving, and none is proposed at this time, they would use the existing parking, with minimal interior repairs. Mr. Jeffries asked about the other uses proposed, and the applicant noted future potential for oil change, automobile repairs, etc. as potential expansions of the business. Other questions included the sign ordinance restrictions, and the estimated time line for occupancy.

Mr. Campbell made a motion to approve the request with the condition that stormwater easements are approved by the County, seconded by Mr. Kurtz, with all voting in favor.

**OLD BUSINESS:** None

**COMMITTEE REPORTS:**

1. Zoning Ordinance Review Committee Report

Mr. Jefferies reported that the committee review continued looking into an updated list of uses, fitting eventual commercial and industrial uses into zoning districts, and adding a potential for "ruridential"

properties.

2. Zoning Officer report

Mr. Anderson asked about the delivery of package information. The Planning Commission liked getting the information via email, asking that information be provided by pdf files, and that the earlier the better. They noted that they would still like to have the information printed for them to have during the meeting.

Mr. Anderson reported on the September permits issued. A question from the audience asked for an update on the Powell hayride application. It was noted that the application is set to come back to the Board of Supervisors November 2, 2015 and that they continue to look into satisfying the basic conditions. The Powell's are preparing to ask for extra time, and the application is still ongoing.

**CORRESPONDENCE:** None

**ADJOURN:** The meeting adjourned at 7:40 PM

Respectfully submitted by:

Christopher Anderson, Zoning Officer  
By listening to the tape of the recorded meeting.

Planning Commission

October 8, 2015

(Please print)

Name

Address

Frank Savino

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