

BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 12, 2015

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:02 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 October 8, 2015 meeting were presented for approval. Mr. Campbell made a motion to approve the minutes. Mr. Swartzell 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. Proposed addition to the Cleveland Brothers, Caterpillar Building.

Mr. Tom Roache with Lamb Engineering presented the request. Cleveland Brothers would like to expand their distribution facility by adding on to their existing building. The proposal adds another 29,000 square feet of space, and an outdoor patio. The proposal includes the addition, and some minor stormwater modifications. Question was made about additional parking, the response was that no new employees are proposed, that the parking provided is adequate. Utilities will remain the same. Jim asked about the use of the new area, and both Jim Martin and Tami Reichard noted that this is an internal expansion and business growth. The Caterpillar distribution center services 24 businesses and dealers in Pennsylvania and Northern West Virginia. Greg asked about the height and other visible items about the building from the outside, and it was noted that the building height will continue from the original building and remain about 32 feet high at its peak.

Mr. Campbell made a motion to approve the request with the condition that the Township Engineer and the County are satisfied, seconded by Mr. Swartzell, with all voting in favor.

2. Proposed addition to the Hartman Group, Freebird Partners, in conjunction with Penn Terra Engineers.

Mr. Mark Torretti from Penn Terra Engineering presented the request with Tom McKee of the Hartman Group. The Hartman Group (located on Shiloh Road) recently added some property to their holdings - total now 1.75 acres - and want to add on to their existing building. Variances have been granted

offering relief from "master plan" requirements in the Regional Commercial Zoning District. The applicant wants to add on to their building to allow for expansion of the business. It was noted that stormwater concerns have been addressed, they are adding parking spaces, and utilities include well water and septic system. Lee asked about the parking and Mark answered that 21 new spaces will be added. Percentage impervious will be around 30 percent, where 60 percent is allowed in the Zoning District. Jim asked about new employees, and both Mark and Tom noted that the addition will allow for new employees, which also fits in with their 5-yr projection

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

3. Zoning Ordinance Draft #3 presented to the Commission for further review and ultimate recommendation.

Chris Anderson presented the newest draft of a new Zoning Ordinance, calling it Draft #3. Some larger questions still remain, but the document is now formatted, with help from Greg and Paul. Questions include principal uses and zones, one commercial, one industrial, an airport overlay, and a sign ordinance. The Planning Commission vowed to review and come back at our next meeting with constructive criticism.

OLD BUSINESS: None

COMMITTEE REPORTS:

1. Zoning Ordinance Review Committee Report

With the submission of the Zoning Ordinance to the Planning Commission, the review committee has met fewer times in the last month. Individual efforts have included Mr. Jefferies, who was instrumental in assisting with format issues, and Mr. Kurtz who has forged ahead with some comparisons of uses within Zoning Districts, and with the bulk requirements, all of which have been entered into tables.

2. Zoning Officer report

Mr. Anderson reported that the Conditional Use application for JOLI Ventures (auto sales in Pleasant Gap) was approved by the Board of Supervisors. Additionally, the Powell Hayride Conditional Use application has been withdrawn (this does not prevent a future re-application, which the Powell's promise). 10 permits were issued in October, and not many have been issued for the month of November.

CORRESPONDENCE: None

Notes: It was noted that 2 Commissioners' terms were set to expire at the end of the year. Both Commissioners (Lee Copper and Jim Swartzell) vowed to continue to serve at the pleasure of the Board of Supervisors.

ADJOURN: The meeting adjourned at 7:55 PM

Respectfully submitted by:

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

