

Benner Township Planning Commission  
May 14, 2015

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Nate Campbell with members Paul Kurtz, Lee Copper, Sherry Dawn Jackson, Greg Jeffries and Willis Houser present. Member James Swartzell was absent. Also in attendance were David Wise, Shirley Gryczuk, Chris Anderson and Sharon Royer.

The call to order was proceeded by the Pledge of Allegiance.

**PERSONS TO ADDRESS THE BOARD**

Chris Anderson – Introduction: Mrs. Royer noted that the Board of Supervisors have hired Chris Anderson as the Township’s new Zoning Officer. Mr. Anderson noted that he was born and raised in State College and is therefore very familiar with this area. He noted that his father and both grandfathers were professors at Penn State. He stated that he received a Bachelor of Science Degree from Penn State in Geography/Cartography and a Masters Degree in Public Administration from the University of Central Florida. He noted that he has held several positions as Town Planner, Planning Director, and Planner in a range of jurisdictions in Georgia and Florida and most recently in the town of Summerfield in North Carolina.

**MINUTES**

The minutes of March 26, 2015, were presented to the Board for their review and comments. Mr. Campbell noted that he prepared the minutes with the assistance of the notes left by Mrs. Schoch. Mr. Houser moved to approve the March 26, 2015, minutes as presented. Mr. Kurtz seconded the motion.

Vote: Mr. Kurtz – yes                      Mr. Copper – yes                      Mrs. Jackson – yes  
      Mr. Jeffreis – yes                      Mr. Houser – yes                      Mr. Campbell – yes  
      Mr. Swartzell – absent

**OLD BUSINESS**

GM McCrossin Land Development Plan: Mrs. Royer noted that the GM McCrossin Land Development plan has completed it’s review and is ready for the Planning Commission’s signatures. It was noted that this plan was started a couple of years ago. Since most of the Board members were not present when this plan was originally presented, Mrs. Royer pulled the plan from the files for the Board to review. It was noted that this plan consists of a new two story building being built on the hill behind the current GM McCrossin building along the Benner Pike with additional parking lots and a driveway that someday could be interconnected with the rear driveway located behind Sheetz. It was noted that the County Planning Commission issued their “Commencement with Construction” letter back in November of 2014. Mrs. Royer noted that as she understands it, the current building used by GM McCrossin will remain and be rented out. Mr. Campbell moved to approve the GM McCrossin Land Development Plan. Mr. Kurtz seconded the motion.

Vote: Mr. Kurtz – yes            Mr. Copper – yes            Mrs. Jackson – yes  
      Mr. Jeffreis – yes        Mr. Houser – yes        Mr. Campbell – yes  
      Mr. Swartzell – absent

Zoning Ordinance – Draft #2: Mrs. Royer provided the Planning Commission member's with a copy of draft #2 of the Chuck Herr prepared draft Zoning Ordinance. It was noted that a copy of the changes from the original draft to this second draft was not provided.

Mr. Kurtz questioned how the work session between the Planning Commission and Board of Supervisors went. Mr. Campbell noted that the Planning Commission was instructed to work with the Chuck Herr prepared zoning ordinance instead of continuing to modify and revise the Roth Plan.

Mrs. Jackson questioned where Mr. Herr is getting his direction from? By who's instruction were these last set of changes given to him? No one present at the meeting had the answer to this question.

Several members noted that they have concerns with any draft of an ordinance that was prepared without first studying and consulting the Township's Comprehensive Plan. Mr. Kurtz listed examples of uses that Benner Township is providing for the whole Nittany Valley Region which appear to have been eliminated and which are of concern.

Board members noted that they like the way that the Herr ordinance is organized but feels that so much is missing from it. Members noted that they feel that having only one residential zoning district is unrealistic and will cause major problems. They noted that having too few districts dealing with Industrial and Commercial uses may also be problematic.

Mr. Wise suggested that the Planning Commission give this second version of Mr. Herr's draft a general review at this time and make a list of the major points that they feel need to be added or addressed without doing a section by section, page by page review.

A copy of the Herr draft Subdivision and Land Development Ordinance was also provided to the Planning Commission. It was the consciences of those present that the Board should be concentrating on the Zoning Ordinance first before any review work is done with a SALDO.

**NOTES**

NVJPC: It was noted that the next meeting of the Nittany Valley Joint Planning Commission Meeting will be held on Thursday, May 21, 2015 at 6:00 p.m. at the Marion Township Building.

Village of Nittany Glen: Mrs. Royer noted that she has heard that the Village of Nittany Glenn may once again be asking for proposed Ordinance 126 to be advertised for consideration. It was noted that Mrs. Schoch had the Ordinance ready to be advertised and had sent the adjoining property owner letters out and then they (Village of Nittany Glenn) had asked for the zoning amendment request to be pulled and tabled.

**ADJOURNMENT**

Being no further business, Mr. Campbell moved to adjourn the meeting the time being 8:32 p.m.

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Sharon Royer

