

BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 11, 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: Paul Kurtz, Jim Swartzell, Lee Copper, Willis Houser, Nate Campbell, and Sherry Dawn Jackson and Greg Jeffries.

Members absent: Everyone was in attendance at the meeting

Others present: Sign-in Sheet attached to minutes

MINUTES

The minutes from the May 28, 2015 meeting were presented for approval. Ms. Jackson made a motion to approve the minutes. Mr. Kurtz seconded the motion. All voted in favor.

Vote:	Mr. Kurtz-yes	Mr. Swartzell-yes	Mr. Copper-yes	Mr. Jeffries-yes
	Mr. Campbell-yes	Ms. Jackson-yes	Mr. Houser-yes	

PERSONS TO ADDRESS THE BOARD: None

NEW BUSINESS: None

OLD BUSINESS:

1. Zoning Ordinance

Nate Campbell reviewed his presentation to the Board of Supervisors. The BOS had asked for an initial view of the proposed ordinance, and Mr. Campbell noted that in the Planning Commission discussion of May 28, 2015, it was noted that there would need to be more residential zoning categories, a quarry zone was required, and that zoning categories could use better descriptions/intent of each district.

Further discussion of the proposed zoning ordinance continued. It was noted that real page numbers would be easier to navigate the document, and that the Traditional Neighborhood District would not be included. It was agreed that in crafting the new document, we would remove the presented residential district and replace with the existing three categories. These three categories would then be edited within the proposed draft.

In order to comply with the directive from the BOS, discussion suggested combining the current ordinance commercial zones and industrial zones. The current ordinance has two commercial and 3 industrial zones, and these could be combined, reducing 5 existing zones into 2 in the proposed draft.

Mr. Anderson suggested looking into a more comprehensive list of "permitted uses" and noted the North American Industry Classification System. The format of zoning districts was discussed, wherein the

language would include an introductory description of the category and then a chart tabulating setbacks and other information in a quick glance part of the document. It was also noted that the existing zoning ordinance refers to the Benner Township Comprehensive Plan, which has been superseded by the Nittany Valley Region Comprehensive Plan. It was questioned why we need definitions for adult uses if this class of land uses are not permitted in Benner Township, but allowed in other Townships in the region.

Under the Township Code of Ordinances, the Planning Commission list of duties, responsibilities and make-up are outlines (see section 17-9). Flow charts can be added to clarify processes such as a rezoning request, variance, or building permit application. It was suggested that we compare the zoning ordinances of some of our neighbors. Next meeting, the Planning Commission would consider the proposed Forest Conservation zoning category in more detail.

No vote was taken.

COMMITTEE REPORTS: None

CORRESPONDENCE: None

NOTES: None

ADJOURN: The meeting adjourned at 8:05 PM

Respectfully submitted by:

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