

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 9, 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, Lee Copper, Willis Houser, Nate Campbell, and Sherry Dawn Jackson and Greg Jeffries.

Members absent: Jim Swartzell

Others present: Sign-in Sheet attached to minutes

**MINUTES**

The minutes from the June 11, 2015 meeting were presented for approval. Mr. Kurtz made a motion to approve the minutes. Mr. Jefferies seconded the motion. All voted in favor.

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

**PERSONS TO ADDRESS THE BOARD:** None

**NEW BUSINESS:**

1. Fearless Athletics conditional use application

Thomas Songer introduced Kelsey Blair. Kelsey described the proposal, noting there is nothing like a gymnastics school in the area. The building will require some minor, interior modifications in order to open for business. Ms. Jackson asked about traffic problems, both of the other tenants have very few people coming or going at any one time. Mr. Songer assured the Board that all of the occupants of the building are self-sufficient and separate, that parking will not be an issue.

Mr. Houser made the motion to recommend approval of the conditional use, seconded by Ms. Jackson, with all voting in favor.

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

2. Powell hayride conditional use application

The applicant was not in attendance at the meeting. Mr. Anderson reviewed some engineer concerns, concerns from the Sewage Enforcement Officer. Some history of the issue was discussed at the meeting, including Section 107 in the Zoning Ordinance which appeared as a loophole allowing anything not specifically listed in the ordinance to exist. There had also been some confusion, or differences between what the Powell's had said in the past, what they would do, and what they actually did.

Motion was made by Mr. Campbell, seconded by Mr. Houser to table the issue until the July 23, 2015 meeting, with all voting in favor.

3. Zoning Ordinance - Review subcommittee

Comments included:

Ensure we bring forward the edits from last year.

Ask for a liaison from the Board of Supervisors.

Possibly provide reviewed chapters to the Board of Supervisors.

Nate Campbell has a CD with the original documents, and/or the edited versions.

Greg Jefferies and Paul Kurtz volunteered to work as a subcommittee to review the Zoning Ordinance. This subcommittee will meet at 6:00 PM before the regular Planning Commission meetings.

**OLD BUSINESS:** None

**COMMITTEE REPORTS:** None

**CORRESPONDENCE:** None

**NOTES:** None

**ADJOURN:** The meeting adjourned at 7:58 PM

Respectfully submitted by:

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

