

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 10, 2014**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Nate Campbell, Chairman, at the Benner Township Municipal Building.

ATTENDANCE

Members present: Nate Campbell, Paul Kurtz, Genevieve Robine, Jim Swartzell, Lee Copper, and Willis Houser

Members absent: Mike Anthony

MINUTES

The minutes from the March 27, 2014 meeting were presented for approval. Mr. Campbell pointed out that Mr. Kurtz was shown as opening the meeting as Chairman and asked that this be corrected to Vice-Chairman. Also, under Committee reports, the minutes state "foster stormwater" and should read "foster stormwater management" Mrs. Schoch indicated she would make the changes. Mr. Swartzell made a motion to approve the minutes based upon the stated changes, Mrs. Robine seconded the motion.

Vote: Mrs. Robine-yes Mr. Swartzell-yes Mr. Copper-yes Mr. Kurtz-yes
 Mr. Houser-yes Mr. Campbell-yes

PERSONS TO ADDRESS THE BOARD: No persons were present to address the Planning Commission

COMMITTEE REPORTS:

Mark Capraini, newest member of the Board of Supervisors and Representative on the Spring Creek Watershed Commission was present at the meeting. He gave an overview of the Watershed meeting stating that a presentation was made regarding Lancaster County and their stormwater management, he also reported that there is now a book for Homeowners and Managing Stormwater at home.

NEW BUSINESS:

Chuck Herr, Rita Herr, and Pam Winters were present to discuss the Septic Management Program.

Mr. Herr indicated that they are in attendance at the meeting as part of the process to submit the 2M to DEP to amend the Township's Act 537 Plan.

Since the Township is enacting the Septic Management Program, we will not be mandated by DEP to prepare an entire Act 537 Plan, which can be very costly and timely. The 2M is an amendment to the Act 537 Plan showing we have taken the proper steps to protect the Township.

Chuck stated that his job as a Sewage Enforcement Office (SEO) is to protect the Waters of the Commonwealth. If a resident has a problem and Chuck finds it, they have 5 days from his notice to make

application to Chuck for the repair, 30 days to start the repair, 60 days to complete the repair. He also indicated that he, as an SEO he has the authority to change the timing of the aforementioned.

Chuck informed the Planning Commission of three Regulatory Violations: Waste coming to the surface, waste going into the waters of the commonwealth, and waste backing-up into the house.

Other, not so serious malfunctions of a septic system include broken lids or pipes, baffles off, etc. In this case, the SEO will just ask the land owner to fix it and call when it is done so he can come back and check it again.

Chuck asked the Planning Commission to Complete a Component 4A (Municipal Planning Agency Review), sign it and return to him so he can attach it to the 2M when submitting to DEP.

DEP is looking for a response from the Planning Commission concerning a Municipal Control of Small Flow Treatment Facilities, this would require a maintenance agreement and the Township would have to inspect these facilities or DEP would inspect these systems every 5 years.

Mr. Campbell stated that since this cannot be mandated every year, he would agree to be on the same schedule.

Mr. Kurtz asked if this is funded or unfunded?

Mr. Herr stated there is a user fee. It is a DEP permit, but the Township can inspect.

DEP is also looking for a response from the Planning Commission/Board of Supervisors regarding their feelings about a Multi-Municipal Septic Management Program.

Ms. Robine asked what the advantages would be.

Mr. Herr said there are no advantages.

Mr. Campbell suggested that maybe 10 years down the road the Township could consider this.

Mr. Kurtz suggested that we move forward with what we are doing now and then decided after everything is smoothed out.

Mr. Herr indicated that it can take 2 years to get the program to start running smoothly.

Mrs. Schoch asked if there are any other Multi-Municipal Septic Management Programs in the state.

Mr. Herr responded with the Centre Region currently has one.

Mrs. Robine pointed out that the Township does not want to NOT work together with other municipalities, but feels that at this point in time, we do not see an advantage.

OLD BUSINESS:

1. Zoning Ordinance Amendment Process-Article III Continued

The Planning Commission suggested we continue the discussion of the Zoning Ordinance Update at the May 8 meeting. Our next meeting will be cancelled so all Planning Commission members can be present at the Public Workshop on April 24 at the Benner Elementary School, since they now have more information regarding the Program.

CORRESPONDENCE: None

NOTES:

Randy Moyer, Supervisors was present to discuss the Zoning Ordinance Amendment and the possibility of the Township adopting their own Subdivision and Land Development Ordinance.

Mr. Moyer feels that it will be a difficult task to save the Roth Plan that we have in place currently and feels the Township should go in a different direction.

The Planning Commission felt that overall, a lot of time, money, effort and resources went into the preparation and enactment of the current Zoning Ordinance and they would like to continue what we are doing and see it through.

Mrs. Schoch indicated that once the Planning Commission is finished with their review of the Ordinance, the Board of Supervisors will have the opportunity to review and make comments, if they do not agree with what we have kept or what we have taken away, they can ask the Planning Commission to take another look and come up with something else.

The Planning Commission also agreed to look into adopting our own Subdivision and Land Development Ordinance and will get more information at the next meeting of the Planning Commission .

ADJOURN

With all business complete, Mr. Campbell moved to adjourn the meeting at 8:10 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer