

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 11, 2013**

**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, Genevieve Robine, Mike Anthony, Paul Kurtz

**MINUTES**

The minutes from the March 14, 2013 meeting were presented for approval. Mrs. Robine moved to approve the minutes Mr. Anthony seconded the motion.

Vote:	Mr. Anthony-Yes	Mrs. Robine-Yes
	Mr. Kurtz-Yes	Mr. Campbell-Yes

**PERSONS TO ADDRESS THE BOARD**

No persons were present to address the Planning Commission

**COMMITTEE REPORTS:**

Paul Kurtz gave a brief overview of the Nittany Valley Joint Planning Commission meeting. He highlighted the Wellhead Protection discussion and the Stormwater Management Plan discussion. He also discussed funding available, or not available by DEP. Another item he brought up was regional police service, which remains an open item. He indicated that each Planning Commission is to go through and revise the priority list prior to the May 16, 2013 meeting.

The latest priority list is attached to the meeting packets.

**NEW BUSINESS**

**1. Remodelers Workshop Final Land Development**

Eric Kann was present to discuss the Final Land Development Plans for the Restek Building.

He indicated that they added stabilized earth which was a request from the Fire Chief.

The Township Engineer has reviewed the Plan and all of his comments have been addressed. The County's comments were also addressed.

Mr. Anthony made the motion to recommend approval of the plan, Mr. Kurtz seconded the motion.

Vote:	Mr. Anthony-Yes	Mrs. Robine-Yes
	Mr. Kurtz-Yes	Mr. Campbell-Yes

The Township Planning Commission Chairman (Mr. Nate Campbell) and Secretary (Mrs. Genevieve Robine) signed the Plan.

## **2. Rezoning Request: Eli Tressler Estate**

The Township Board of Supervisors received a Rezoning Request at their April 1, 2013 meeting, at which time they acknowledged it and forwarded it to the Planning Commission for their review.

The location of the property was pointed out on the Township's aerial photo so everyone could have an idea of exactly where the property in discussion is located.

The Airport Overlay Zone was brought up by the Planning Commission.

It was brought up by Planning Commission members who were present while the Zoning Ordinance was being prepared, that the property owners were at the meetings and at the time, were upset that their property was being zoned Conservation and not Airport Industrial.

The Planning Commission's major concerns are the Airport Overlay Zone, taking land from the Conservation Zoning District and expanding I-3 across the road, and drainage.

AR-1 is not a zone under the current Zoning Ordinance. The applicant may have thought the property was located in the Agricultural Zone under the old ordinance, but not this one.

The Planning Commission just allowed Storage Buildings to be constructed in the Airport Industrial Zone.

It was determined that more information is necessary to move forward with this conversation and decision prior to making or not making a recommendation to the Board of Supervisors.

The Zoning Officer will review in detail the Airport Overlay Zone and anything else relevant to this property and have it for the Planning Commission at the next meeting.

It was agreed that this topic will be tabled until the next meeting.

## **3. Parking Ordinance Discussion**

The Township Board of Supervisors meeting a discussion will be held with the residents of Amberleigh Development regarding parking on the narrow streets. This topic was for information only and a brief discussion was held. The end result was that Fire and Emergency Vehicles should be a priority and there should be space allotted for those vehicles to move through.

## **OLD BUSINESS:**

### **1. Comprehensive Plan Update-Discussion of NVJPC Meeting Results of Planning Goals**

Mrs. Robine expressed that it would make sense for all municipalities to be required to have the same trash hauler and mandatory trash collection throughout the Nittany Valley Region. If one municipality has it, and the other does not, more dumping can occur.

The Spring Creek Canyon was also brought up during the Planning Commission's discussion and that Benner Township residents are not the only people who utilize the Canyon, therefore other municipalities should be more involved in the Canyon.

An assessment of each Township based on the number of people they have should be completed and worked out just as the Spring Creek Watershed Association Water Resources Monitoring Project is set up. This way, a fee could be placed on each Township to support the on-going activities planned for the Spring Creek Canyon.

It was also discussed that the environmental clubs, such as the Sierra Club, who came out to the Canyon Planning Meetings should be contacted and request that they be involved further down the line.

## **CORRESPONDENCE**

None

## **NOTES**

The Township Board of Supervisors will be holding a Town Hall Meeting on Wednesday, April 29, 2013

## **ADJOURN**

With all business complete, Mrs. Robine made a motion to adjourn the meeting at 8:06 pm

Respectfully submitted by:  
Lindsay Schoch, Zoning Assistant