

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 14, 2014**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:03 PM by the Chairman, Nate Campbell, who lead the meeting with the Pledge of Allegiance.

ATTENDANCE

Members present: Nate Campbell, Genevieve Robine, Jim Swartzell, Mike Anthony, Lee Copper, and Willis Houser

Members absent: Paul Kurtz

Others present: Randy Moyer

MINUTES

The minutes from the July 10, 2014 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes as presented. Ms. Robine seconded the motion.

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|-------|------------------|-----------------|----------------|---------------|
| Vote: | Mr. Campbell-yes | Mr. Kurtz-yes | Mr. Houser-yes | Mr. Swartzell |
| | Ms. Robine-yes | Mr. Anthony-yes | | |

PERSONS TO ADDRESS THE BOARD: None

NEW BUSINESS:

1. Board of Supervisors discussion of Proposed "Draft" Zoning Ordinance

Randy Moyer, Vice-Chairman of the Board of Supervisors was present to discuss the changes he reviewed to the Zoning Ordinance. Mr. Moyer indicated he was present to discuss his comments and speaking on behalf of himself and not the other two supervisors on the Board.

The following is an overview of his comments:

Does not feel the Ordinance addresses the needs of the Township and is geared more towards a municipality in the Lancaster area.

Although the Planning Commission removed 180 pages, the Zoning is still the same and still requires the same process for permits, etc.

The farmers in the Township do not want to be so restricted with their properties, if they want to sell off their property and subdivide, they should not be so restricted.

Some specifics are the amount of conditional uses the Ordinance has in place. The Zoning Districts were set up to allow those specific uses, so why have so many that are conditional. Noting that the majority that do come in front of the Planning Commission and Board of Supervisors do not ever have any extra conditions added.

Welding and Metal Fabrication should be a permitted use in the Highway Commercial District. This was not changed in the proposed Draft of the Ordinance. These two processes should be included in the same use, but in our Ordinance, they are not. This, at one point caused a business owner to leave the Township and recently another business owner took his business elsewhere because welding was not permitted where metal fabrication is.

Overall he feels we need to continue work on simplifying the Ordinance, indicating he does not want to get rid of zoning, just feels it needs to be different.

Mr. Moyer's comments prompted other discussions.

Mr. Anthony indicated that the Planning Commission's overall intent of developing the Ordinance (the Roth Plan) was to not promote the development of Prime Agricultural Land and push development towards other areas that are already served with public water and sewer and to promote sound land management.

Grove Park was discussed and the pressure landowners felt when the development was going in to tap on to the sewer system mandatorily.

The Planning Commission felt that the Ordinance that we have in place prevents urban/suburban sprawl.

Ms. Robine felt that the Planning Commission can look specifically at the areas of the Ordinances in which Mr. Moyer has the biggest issues: Commercial, Residential, and Agricultural, concentrating on the table that permits subdivision of land and principal uses permitted/created.

Potter Township's Ordinance can be compared to the Benner Township Ordinance as well as the Old Benner Township Ordinance to see what was permitted in that one.

Rural Cluster Developments were also discussed briefly, which allow a farmer to have more leeway when subdividing land if the other conditions in the Ordinance are followed, such as conserving areas of wetlands and floodplains, prime agricultural land, and clustering development rather than sprawling it out.

OLD BUSINESS:

1. Village of Nittany Glen Discussion-Timeline Presentation

Mrs. Schoch prepared an outline of the happenings of the Village of Nittany Glen from when the development was first introduced in the Township as per the request of the Township Planning Commission. She indicated that the Village of Nittany Glen would be formally submitting an application for a Curative Amendment to the Board of Supervisors and the Planning Commission would be reviewing thereafter.

2. Discussion of Uses within all Zoning Districts-Matrix

Mrs. Schoch prepared a table of a list of uses along with each Zoning District. She asked the Township

Planning Commission to review and consider these different uses within each Zoning District.

COMMITTEE REPORTS: None

CORRESPONDENCE: None

NOTES: None

ADJOURN: Mr. Anthony made a motion to Adjourn the meeting at 8:25 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer