

**Benner Township Planning Commission  
April 13, 2017**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Nate Campbell with members Lee Copper, Jim Swartzell and Willis Houser present. Members absent were Sherry Dawn Jackson and Paul Kurtz. Also in attendance were Wayne Engle, Eric May, Diana LaRoche, Frank Savino, Tom DiLella, Brittany Yenched , Shirley Gryczuk and Sharon Royer.

The Pledge of Allegiance was recited.

**MINUTES**

The minutes of March 23, 2017, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented. Mr. Houser seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

Wayne Engle - Sullivan's Storage Building #8: Mr. Engle noted that he is present tonight to present the plans for the eighth building for the Sullivan's Storage lot. It was noted that this building will be the same as the last one submitted. Stormwater was addressed in previous plans. It was noted that the driveway was relocated two buildings ago to allow for better vehicular flow through the property. Mr. Engle noted that the only approval left is for the Conservation District to reassign the last permit to this latest phase. Mr. Campbell moved to approve the Sullivan's Storage Building #8 once the Conservation District gives final approval. Mr. Swartzell seconded the motion.

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

Dunkin Donuts: Tony Fructal from Penn Terra Engineering was present to go over the application for Conditional Use application for the Dunkin Donuts project to be located along the Benner Pike across from Sheetz. It was noted that the proposed restaurant is located in the Highway Commercial District and will encompass one acre. The stormwater basin for the project will be located to the rear of the lot. It was noted that the only reason that this is coming before the board as a conditional use is due to the fact that the restaurant will have a drive up window. It was noted that a traffic study has been prepared for the site and was reviewed by the Township's Traffic Engineering firm of McCormick Taylor as well as PennDot's Traffic Engineer. It was noted that the site will be serviced with onsite water and sewer. Mr. Fructal noted that the only items remaining for the land development to be approved is the E & S plan by the Centre County Conservation District and the actual Highway Occupancy Permit to be issued by PennDot. Mr. Campbell moved to conditionally approve once these two final approvals are received. Mr. Swartzell seconded the motion.

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

All Storage Solutions: Frank Savino was present to go over the Conditional Use Application of All Storage Solutions who wishes to construct a 40' X 250' mini storage warehouse building at 1477 Rock Road. This lot is located at the end of Fox Hill Road. It was noted that several years ago the property was rezoned to allow for this use at this location. The proposed owners also wish to install a parking area that will be

used to store recreational vehicles. It was noted that the proposed driveway location will likely be moved based upon the conversations with Dennis O'Leary, Road Superintendent, but that a location for the driveway is feasible for the site. Mr. Swartzell moved to approve this conditional use application as presented with the understanding that the project will then move through the County's Land Development process. Mr. Campbell seconded the motion.

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

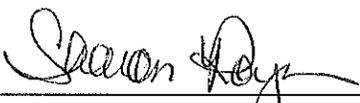
**OLD BUSINESS**

Zoning Ordinance: Mr. Campbell noted that he has spent some time reviewing the latest draft of the zoning ordinance with his marked up copy and noted that most of the changes have been made. He noted that he believes that the Ag District is the area that was most neglected as to the proposed density issues that were discussed during meetings, however were not changed in the draft document. Mr. Swartzell moved to draft a letter to the Board of Supervisors suggesting that the current draft document be given to the county to review to see if any areas are needing additional attention. Mr. Campbell seconded the motion.

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

**ADJOURNMENT**

The meeting was adjourned the time being 7:50 p.m. The Board noted that if no matters were before them to act on that they wished to cancel the second meeting in April.

  
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Sharon Royer, Recording Secretary