

**Benner Township Supervisors
Work Session
April 22, 2021**

The Special Work Session of the Benner Township Board of Supervisors was called to order at 8:00 a.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Rod Beard, Mike Lesniak, Jim Lanning, Kevin Abbey and Sharon Royer present.

Sign section: This is complete. The suggested changes were submitted to Mr. Beard. It was noted that billboards will be conditional use.

Food Trucks: This is complete.

R-2 / R-3: Mr. Lesniak noted that he has some concerns with the minimum lot sizes for the Townhomes in the R-2 being smaller than what is allowed in the R-3. Discussion was held. It was decided to leave things as it was. There is only one area that is zoned R-3 and the preliminary plan for this development is completed and approved.

Mr. Beard noted that with the changes that have been made, the draft zoning document needs to go back before the Township Planning Commission. It will then also need to go back out to the surrounding municipalities as well as the Nittany Valley municipalities and the county for the necessary review and comment period.

Mr. Lanning suggested that communication is lacking between township groups. He suggested that on a quarterly basis a member from the Water Authority and the Sewer Authority come and meet with the Supervisors to update as to what is going on. It was noted that the minutes are forwarded after each meeting of the groups. Mr. Lanning noted that he still feels that personal interaction is needed. Mr. Lingle agreed that a quarterly update would be helpful.

Mr. Abbey questioned what area the Spring Creek Canyon is now covered under the Spring Creek Canyon Overlay. It was noted that it covers what the primary zone area was in the previous ordinance. A copy of the area was supplied to Mr. Abbey. It was noted that this area will be depicted on the Zoning Ordinance map. Mr. Abbey noted that he saw the abbreviation of LAMP noted in the section of the Canyon Overlay and wondered what it stood for. Mrs. Royer noted that it should probably be changed to TAG (Technical Advisory Group). She noted that she will contact Mr. Franson to make sure that this switch is acceptable.

Airport zoning: Mr. Moyer noted that he wants to make sure that it is included in the Ordinance that if changes are needed in or around the airports that due to the complexity of airport regulations that the airports will be required to reimburse the Township for professional expertise that may be necessary.

The Board noted that the work session scheduled for the 23d will be cancelled.

The meeting was adjourned the time being 9:35 a.m.

Sharon Royer, Sec.