

**Benner Township Planning Commission
April 27, 2023**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Willis Houser with members Randy Moyer, Alex Moyer, and Lee Copper present. Members absent were Lynn Chaplin, Judson Mantz and Jim Lanning. Also in attendance were Asif Kahtri, Pat Ward, Sharon Royer, Tony Fruchtl and Mike Lesniak.

MINUTES

The minutes of January 12, 2023, were presented to the Board for their review and comments. Mr. Randy Moyer moved to approve the minutes as presented. Mr. Copper seconded the motion.

Vote: Mr. A. Moyer – yes Mr. R. Moyer - yes Mr. Copper - yes Mr. Houser – yes
Mr. Mantz – absent Mr. Lanning – absent Ms. Chaplin – absent

PERSONS TO ADDRESS THE BOARD

Cascade Land Development: Asif Khatri and Pat Ward were present to discuss changes that have been made to the Cascade Land Development Plan since the last time it was presented. Mr. Ward went over the various comments from the Zoning Officer, Traffic Engineer, County Planning.

It was noted that the concerns with traffic movement have been addressed by removing the hammerheads allowing the roads to be interconnected. The fire chief reviewed the movement of the fire apparatus and found everything to be satisfactory.

Sidewalk access was added to meet the township’s regulations to allow for pedestrian flow to the public streets. It has been confirmed that school buses will not traverse into the development since they won’t be public roads. Bus stops will be along the Township roads.

Mr. Ward noted that there is no specific regulations requiring playgrounds so they are not being considered.

No specific uses on the lower level have been determined. It has been determined that storage units would not be permitted. To plan for parking, Mr. Ward noted that he chose a mix of permitted uses and calculated the necessary parking spaces for the uses picked. It is anticipated that 206 spaces would be needed and they are providing 252. Mr. Ward noted that that is no risk of inadequate parking.

With the removal of the hammerheads, the dumpsters were relocated to ensure easy access to the refuse collectors.

The internal streets will be 24’ wide. Painted “crosswalks” will be added.

Signs will be posted that tractor trailers will be prohibited.

Mr. Ward noted that they are still waiting for a stormwater review back from the Township Engineer. It was noted that the stormwater for the development was originally designed as a community system and not individually. Mr. Ward noted that he is also waiting for legal counsel to advise how to proceed with the stormwater basin, easements, and responsibilities.

Mr. Copper questioned if the roads would be curbed, and the sidewalks separated from the streets. It was noted that there would be a grass strip between the roadway and the sidewalks that meet the Township's requirements.

Mr. Moyer questioned if the water would be public or private. They noted that the water lines inside the development would be private but would be receiving public water from the State College Borough Water Authority.

Mr. Houser questioned where the sewerline would be run. It was shown where it would go. It was noted that several manholes will need to be added.

Mr. Lesniak noted has spent about 10 hours reviewing the new set of plans. He noted that he is satisfied except for it not having any play areas, which we cannot enforce.

Mr. Kahtri noted that there would be a 2 hour fire wall between the lower and upper levels.

Questions were asked about how many units were in some of the buildings. Mr. Lesniak noted that two of the buildings have 14 units shown where it exceeds the number of units in a row. Mr. Kahtri noted that he would just make two of the units larger to make the cluster fall within the regulations of the Township. There would be 144 residential units that will be rented. 296 parking spaces are designated for the residential portion of the development.

Mr. R. Moyer moved to approve the Cascade plan with the noted changes. Mr. A. Moyer seconded the motion.

Vote: Mr. A. Moyer – yes	Mr. R. Moyer - yes	Mr. Copper - yes	Mr. Houser – yes
Mr. Mantz – absent	Mr. Lanning – absent	Ms. Chaplin – absent	

Village of Nittany Glen, Phase VII: Mr. Fruchtl presented the Village of Nittany Glen, Phase VII. It was noted that this is the second to last phase of the development. It was noted that this phase consists of 15 single family homes and 32 duplex units. Mr. R. Moyer moved to approve Phase VII of the Village of Nittany Glen. Mr. Copper seconded the motion.

Vote: Mr. A. Moyer – yes	Mr. R. Moyer - yes	Mr. Copper - yes	Mr. Houser – yes
Mr. Mantz – absent	Mr. Lanning – absent	Ms. Chaplin – absent	

NEW BUSINESS

Zoning Change Request: The Board is in receipt of a rezoning request from Robert Poole and Matt Stuckey for the 13 acre parcel between G.M. McCrossin and the County Prison. They would like to have this parcel rezoned from Industrial to Commercial. This lot is located along the Benner Pike. The lot is currently attached to both Commercial and Industrial. The developer would like to put uses on the lot that fall under Commercial. It was noted that the Commercial uses are a little more flexible in the zoning ordinance. Mr. R. Moyer moved to recommend that this parcel be rezoned from Industrial to Commercial. Mr. Copper seconded the motion.

Vote: Mr. A. Moyer – yes	Mr. R. Moyer - yes	Mr. Copper - yes	Mr. Houser – yes
Mr. Mantz – absent	Mr. Lanning – absent	Ms. Chaplin – absent	

Bertram Sewage Planning Module: It was noted that the Bertrams are proposing to create three lots along Barns Lane from the family residue track with each of the remaining siblings to receive a lot. It was noted that each lot has had two perc tests sites approved for each lot and that there is enough isolation

space from the perc sites to be able to drill a well. Mr. R. Moyer moved to approve the sewage planning module for the Bertram Subdivision Plan. Mr. Copper seconded the motion.

Vote: Mr. A. Moyer – yes Mr. R. Moyer - yes Mr. Copper - yes Mr. Houser – yes
Mr. Mantz – absent Mr. Lanning – absent Ms. Chaplin – absent

ADJOURNMENT

Mr. Copper moved to adjourn the meeting the time being 8:08 p.m. Mr. Houser seconded the motion.

Vote: Mr. A. Moyer – yes Mr. R. Moyer - yes Mr. Copper - yes Mr. Houser – yes
Mr. Mantz – absent Mr. Lanning – absent Ms. Chaplin – absent



Sharon Royer, Recording Secretary