

**Benner Township Planning Commission  
August 10, 2023**

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

**GUESTS**

There were no guests present.

**MINUTES**

The minutes of April 27, 2023, were presented to the Board for their review and comments. Mr. Mantz moved to approve the minutes as presented. Ms. Chaplin seconded the motion.

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

**NEW BUSINESS**

Dubin Sewage Planning Module: Mrs. Royer indicated that the Dubins are proposing a 5 lot subdivision/replot plan. Former Lot 6 will be turned into two lots – one will have access from Fleetwood Drive and the second one will access from a private access road coming off of Valley View Road. Former Lot 1RRA will also be divided into two lots. One having access from the current Dubin Driveway and the other will have access via the private 50’ access easement. It was noted that the four newly created lots have all had two approved perc tests done by the Township’s Sewage Enforcement Officer and the lots are also showing the required 100’ isolation distance for a well site from the septic system areas. Mr. Mantz moved to approve the Sewage Planning Module for the Dubin Subdivision/Replot. Ms. Chaplin seconded the motion.

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

Zoning Ordinance Amendments: Mrs. Royer noted that it has been about a year since the last amendments have been made to the Zoning Ordinance. During that time Mr. Lesniak has been making a list of items that have come up that needed further clarification or things that just didn’t make sense. Items being proposed for this amendment include:

- (a) Adjust Table A – Master Use Schedule to reflect that “Energy Production Facilities (alternative energy) shall be permitted (P) in the Industrial Zone and remove the conditional use (C) designation from the Forest Conservation and Agricultural Zone Districts;
- (b) Make conforming amendments to the Master Use Schedule, Definitions and Use Regulations as below (strikeouts are deleted and underlines are added):

Master Use Schedule

Alternative Energy Production ~~(solar)~~ – Accessory  
Alternative Energy Production – Accessory Ground Mounted  
Alternative Energy Production Facilities ~~(alternative energy)\*~~

~~Energy Production – Wind Turbines (Personal Use)~~  
~~Electric Power Generation~~  
~~Electric Power Generation – Wind~~

#### Definitions

~~Alternative Energy Production Facilities (Alternative) – an energy production use designed as a principal use for sale of energy that may include . . .~~

~~Alternative Energy Production Facilities - (Alternative Accessory)~~

~~Electric Power Generation~~

~~Electric Power Generation – Wind~~

~~Wind Turbines – Personal Use~~

#### Use Regulations

~~14.40 – Electric Power Generation Facilities – I Zone~~

~~14.42 – Electric Power Generation – Wind – I Zone and FC Zone (conditional use)~~

~~14.43 – Alternative Energy Production Electric Power Generation – Solar – permitted as accessory; Ground mounted = conditional use~~

(c) Add definitions for “Stories,” as follows:

GROUND FLOOR/FIRST STORY – the Story of a Building that is located on the same level as the highest elevation of the finished grade of the lot upon which the Building is located and which finished grade touches the Building.

STORY – that portion of a Building included between the surface of any floor and the surface of the floor next above it or if there is no floor above it, then the space between any floor and the ceiling next above it.

SECOND STORY – that portion of a Building that is one Story above the highest elevation of the finished grade of the lot upon which the Building is located.

(d) Amend definition of “Mixed Use,” to include clarification that all mixed uses shall be conditional uses;

(e) Amend Section 14.20 (G) to provide that the setback for canopies shall be 25 feet (rather than 55 feet);

(f) Amend definition of “Dwelling, Townhouse,” to provide that it will be between three and ten dwelling units arranged side-by-side, rather than between three and eight dwelling units;

(g) Amend the reference in Section 14.45 (E) from Section 15.6 to Section 15.9;

- (h) Amend Section 14.47 "Noncommercial Keeping of Normal Agricultural Livestock," to remove the reference to the (C) commercial zone;
- (i) Amend Table A – Master Use Schedule to reflect that Noncommercial Keeping of Normal Agricultural Livestock is permitted (P) in the FC, A, and RR zoning districts;
- (j) Amend the definition of "Billboard," sign contained in Section 18.3(C) to provide that there shall be a minimum 2,500 foot radial spacing between Billboard signs.

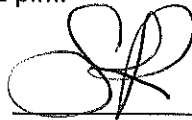
The Board noted that they didn't have any objection to the changes/amendments as proposed.

**NOTES**

Mrs. Royer noted that development along the Benner Pike is exploding at this time. In the last several weeks, a number of projects have been suggested for development. Ones that plans have been submitted for include McDonalds and WaWa. There has been movement on the hotel along Amerleigh Lane. The Bellefonte Warehouse continues to make progress with their plan approval. There has been meetings to discuss car washes, additional retail spaces, a car dealership and additional hotels. It was noted that a joint effort is being led to get the Benner Pike on the TIP for improvement funding.

**ADJOURNMENT**

The meeting was adjourned the time being 7:21 p.m.



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Sharon Royer, Recording Secretary