

Benner Township Planning Commission

August 11, 2022

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 Lynn Chaplin, Jud Mantz, Lee Copper and Jim Lanning present. Members absent were Randy Moyer and Rick Weaver. Also in attendance were Mark Toretto, Tony Fructal and Sharon Royer.

MINUTES

The minutes of March 10, 2022, were presented to the Board for their review and comments. Mr. Lanning moved to approve the minutes as presented. Mrs. Chaplin seconded the motion.

Vote: Mr. Lanning – yes	Mrs. Chaplin – yes	Mr. Mantz – yes
Mr. Copper – yes	Mr. Houser – yes	Mr. Moyer – absent
Mr. Weaver – absent		

PERSONS TO ADDRESS THE BOARD

Mark Toretto – Penn Terra Engineering / Belle Rose Townhomes: Mr. Toretto was present to present the BelleRose Townhome Final Plan. Mr. Toretto noted that not much has changed since the Board saw the preliminary plan. It was noted that this consists of 10 townhome units. Access is from Clemen's Lane. Water will be connected to across the Benner Pike near the Bel Aire Hills development. Sewer will be accessed on the north side of property. Mr. Copper moved to approve the plans as presented. Mr. Lanning seconded the motion.

Vote: Mr. Lanning – yes	Mrs. Chaplin – yes	Mr. Mantz – yes
Mr. Copper – yes	Mr. Houser – yes	Mr. Moyer – absent
Mr. Weaver – absent		

Dubin/Witmer Subdivision: It was noted that the two lots owned by the Dubins 12-004-016H and 12-004-006 will be consolidated into one lot. And tax parcel 12-004-016J currently owned by the Witmers will be subdivided into two lots with the back lot being deeded back to the Dubins. The access to the lot being deeded back to the Dubins will have a shared access through the existing driveway of the Dubins. It was noted that no action is needed on this plan it was just being presented to keep the Board aware of what is going on.

Greater Buffalo Run Valley UMC: The land development plan for the Greater Buffalo Run Valley United Methodist Church was presented. The access to the church will be from SR550 Buffalo Run Road. The proposed church is proposed to be 5,100 sq. foot church with parking. A total of 41 parking spaces will be provided which is more than the zoning ordinance requires. The building is designed to seat 125 people in the sanctuary. The church will also have a meeting room, a kitchen and an office. There is a stormwater basin being at the back of the lot. There are also infiltration ditches that will handle stormwater up to a 100 year storm. The HOP was issued a few years ago. Mr. Lanning moved to approve the plan as presented. Ms. Chaplin seconded the motion.

Vote: Mr. Lanning – yes	Mrs. Chaplin – yes	Mr. Mantz – yes
Mr. Copper – yes	Mr. Houser – abstained	Mr. Moyer – absent
Mr. Weaver – absent		

NOTES

Mrs. Royer noted that other plans that are coming soon include:

Benner Pike Hotel – At the corner of Amberleigh Lane and Benner Pike. Plans show a 107 room hotel. It is noted that the owner is going before the Zoning Hearing Board seeking a variance from

installing sidewalks along the Benner Pike and the front lot at this time. The front parcel will be sold for a future commercial use.

The Cascade: This development is off of High Tech Road and Crosswinds Drive and being proposed a mix use development with commercial uses on the first floor and the second and third floor will be residential. It is being proposed to have 74 commercial type uses and 148 residential units. It was noted that traffic flow is concern and it being looked at by the County and Township's traffic engineer.

Bellefonte Warehouse: It was noted that the 1.1 million square foot Bellefonte Warehouse is back on again. The plan is unchanged from it's original submission. This is being proposed in the Benner Commerce Park behind Rutters. It is calling for approximately 700 jobs to be created. The water will be provided by Bellefonte Borough and sewer by Spring Benner Walker Joint Authority.

PFAS: It was noted that DEP is going to be conducting additional soil samples. It was noted that this is becoming a nationwide concern.

One Water: Mr. Lanning gave the Planning Commission an update on the One Water initiative. He noted that 15 jurisdictions are involved with this. It will be up to the individual jurisdictions how and to what extent they want to be involved. More information will be coming in the next couple of months.

ADJOURNMENT

Ms. Chaplin moved to adjourn the meeting the time being 7:45 p.m. Mr. Copper seconded the motion.

Vote: Mr. Lanning – yes

Mrs. Chaplin – yes

Mr. Mantz – yes

Mr. Copper – yes

Mr. Houser – yes

Mr. Moyer – absent

Mr. Weaver - absent



Sharon Royer, Secretary