

**Benner Township Planning Commission
January 10, 2019**

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 Willis Houser, Lee Copper and Anthony Gallucci present. Members Jim Swartzell, Paul Kurtz and Larry Lingle were absent. Also in attendance was Sharon Royer.

BOARD RE-ORGANIZATION

Mr. Campbell moved to retain the same Board positions as in 2018; Chairman, Nate Campbell, Vice Chairman Paul Kurtz and Secretary, Lee Copper. Mr. Houser seconded the motion.

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| Vote: Mr. Houser – yes | Mr. Copper – yes | Mr. Gallucci – yes |
| Mr. Campbell – yes | Mr. Kurtz – absent | Mr. Swartzell – absent |
| Mr. Lingle - absent | | |

MINUTES

The minutes of December 13, 2018, were presented to the Board for their review and comments. Mr. Campbell moved to approve the minutes as presented. Mr. Copper seconded the motion.

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| Vote: Mr. Houser – yes | Mr. Copper – yes | Mr. Gallucci – yes |
| Mr. Campbell – yes | Mr. Kurtz – absent | Mr. Swartzell – absent |
| Mr. Lingle - absent | | |

ZONING ORDINANCE

The lot size and open space chart for the Forest Conservation, Ag District and Rural Residential as prepared by Mr. Moyer was given to the Planning Commission. The members noted that they feel very strongly that a 1 to 1 ratio is a critical part of this planning. Members also noted that they would like to see a 1 acre option inserted into the chart with public sewer only and an open space of 20%. They also noted that they felt that a progression from 40% for the ½ acre with Public Water and Sewer, 30% for ¾ acre with Public Sewer Only, then 20% for 1 acre and 1.5 acres with 10% for the onsite water and sewer made more sense.

Members also noted that along with the conversations that took place at the last joint meeting with the Supervisors that they would like to see if in fact a deed restriction on the open space lots of 30 years was possible to ensure that the open space wasn't redeveloped a short time after it was created.

Discussion was also held regarding the concerns voiced by the Water Authority of the standard in which public water systems are installed. It was noted that there are several public water entities that service the Township. After discussion it was noted that perhaps the easiest way to handle this was that if public water was servicing a development by an existing provider that it would be installed to the specifications of that provider. If a new system was being created, that it be installed to the Benner Township Water Authorities' specifications and inspection schedule so that if the system was later dedicated, as it has happened in the past, that they have assurances that it was done correctly.

Environmental specifications – the board agreed that they didn't feel that it was necessary to spell out each regulation in its entirety when it came to different environmental topics but to at least have them listed and point to the entity that oversees it and state that those regulations as outlined by that entity must be followed.

Mr. Campbell noted that as per the one comment of the County Planning Commission, he believes that the Ordinance should be reviewed by the attorney or zoning officer to make sure that it is in compliance with the Nittany Valley Comprehensive Plan.

A draft of the expanded solar section prepared by Mr. Lesniak was given to the Planning Commission.

ADJOURNMENT

The meeting was adjourned the time being 8:15 p.m.

Sharon Royer, Recording Secretary