

Benner Township Planning Commission  
November 23, 2021

The rescheduled 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, Randy Moyer, Lee Copper, Jim Lanning and Rick Weaver present. Also in attendance were Rick Murrell, Susan Murrell, John Elnitski, Dan Swarm, Joe Leofsky, Jared Evey, Kathy Evey, Chad Stafford, Larry Lingle, Rod Beard, Mike Lesniak and Sharon Royer.

**MINUTES**

The minutes of October 28, 2021, were presented to the Board for their review and comments. Mr. Mantz moved to approve the minutes as presented. Mr. Copper seconded the motion.

Vote: Ms. Chaplin – yes            Mr. Mantz – yes            Mr. Moyer – yes            Mr. Copper – yes  
Mr. Manning – Yes            Mr. Weaver – yes            Mr. Houser – yes

**NEW BUSINESS**

Chad Stafford – Village of Nittany Glen Phase VI: Mr. Stafford was present to go over the Phase VI of the Village of Nittany Glen. It was noted that construction is currently happening in Phase IV. There were 17 closings just this month in this development. It was noted that Phase VII has both single family homes and duplexes. Phase VI is single family homes only. It was noted that the Township’s Engineer, Don Franson’s, only comment was that he wanted ADA crossings installed at the sidewalk crossings. Mr. Stafford noted that they are still waiting to receive the NPDES permit for both Phase VI and VII. It was noted that DEP is taking approximately 4 to 6 months for their review process. Mr. Moyer moved to approve the Phase VI of the Village of Nittany Glen. Ms. Chaplin seconded the motion.

Vote: Ms. Chaplin – yes            Mr. Mantz – yes            Mr. Moyer – yes            Mr. Copper – yes  
Mr. Manning – Yes            Mr. Weaver – yes            Mr. Houser – yes

Bellefonte Campground Conditional Use: Mr. Elnitski noted that he has resubmitted his conditional use application for the campground and have addressed the deficiencies that the Supervisors noted in their decision.

*\*Outdoor Play areas be screened from adjoining residential uses: A parameter screen is being installed thus the play area will be screened.*

*\*Use of outdoor play areas is limited to use by registered guests and their visitors: A note was added that play areas are restricted to guests only.*

*\*Centralized sanitary and garbage collection facilities screened from adjoining residential property: Screening is now shown for the plan for the sanitary and sewer areas.*

*\*Centralized sanitary and garbage collection facilities secured from animal intrusion: It is noted that the garbage facilities that will be provided will be animal deterrent.*

*\*Accessory commercial uses and related parking shall be screened from adjoining residential parcels: Mr. Elnitski noted that the parameter screen will satisfy this requirement.*

*\*At least 20% of the gross area of the campground shall be devoted to active and passive recreational facilities: Mr. Elnitski indicated that 6.24 acres are shown to be recreational areas.*

\*Responsibility for maintenance of the recreation area shall be with the landowner. *A notation was added to the plan that the landowner will maintain the recreation areas.*

\*It was noted that the campsites are now designated at RV – A site (60) and RV – B site (40).

\*All lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent properties or a public street. *It was noted that lighting is now indicated on the plans as well as a note that it will be shielded so that no glare or direct illumination shall be cast upon adjacent properties or public street as shown on the photometric plan.*

\*Before construction, plans showing all facilities (including buildings, sewage disposal water supply, plumbing, refuse disposal) are to be submitted to the Department of Health. *A note on the plan was noted as such.*

*\*A noted was added that the water supply will be approved by the Department of Health.*

\*Plumbing to be adequately sized to carry water and waste and to prevent contamination and unsanitary conditions. *A noted was added to the plan that sewer service to the site is being coordinated with the Spring Benner Walker Joint Authority. Plumbing will be adequately sized to meet the authority's and other agency regulations.*

\*Bathing places construction and operated in accordance with Public Bathing Law, 35 P.O. 672-680(d) *Mr. Elnitski noted that this does not apply to his project because he is not proposing to have a swimming pool or a pond.*

\*Anthropod and rodent control measures. *Noted that this will be done per Department of Health requirements.*

\*Campground must provide toilet facilities that are separate for each sex. *Mr. Elnitski noted that the men's restroom will have three toilets and required urinals and women's will have 4 toilets.*

\*Campground must include soap and individual towels in the restrooms. *Mr. Elnitski noted that both soap and hand towels will be provided in the restrooms.*

\*Sanitary dump station shown on the plan. *Mr. Elnitski noted that each site will have a sanitary sewer hook-up therefore a dump station wasn't required. Each sewer hookup will have a tight cover.*

\*Garbage and refuse containers. *Mr. Elnitski noted that the garbage dumpster area is now shown on the plan.*

Mr. Elnitski provided an article on the top ten secrets to camp and airports is listed as one. He also noted that there is a campground that is located next to an airport in Sunbury, PA. So he is unsure how the Bureau will say that they don't allow it when it is going on currently. He also shared additional information regarding campgrounds around airports.

He noted that once the subdivision is completed, these two entities (the airport and the campground) will be separate. They will be on two separate lots. He noted that typically when campgrounds are designed, they are designed at 10 sites per acre, as they have designed theirs it will be 5 sites per acre.

Mr. Lanning noted that he feels that things seem to be pushed on to later in the process. He noted that even through Mr. Elnitski is trying to be compliant, he feels uneasy about the proposal. Mr. Lesniak noted that for the final plan, the plan that is presented will have to show items in much greater detail. For now he just needs to show that he meets the intent of the ordinance.

Mr. Elnitski noted that if this wasn't listed as a conditional use in the zoning ordinance he would just file a land development plan and this process would be omitted. Because it is a conditional use he must meet the zoning requirements and any other reasonable requirements that the Board of Supervisors may make.

Mr. Lanning noted that he is uneasy and doesn't feel that he is getting the answers he needs to make a decision. Mr. Beard noted that this is the second time this request has been presented. Mr. Beard noted that it appears that Mr. Elnitski has addressed the shortcomings of the first plan as outlined by the Board of Supervisors' decision. Mr. Beard noted that one thing he is concerned with is clarification of who Mr. Elnitski is representing is it Maison Lodging or Marina Elnitski? Noting that at the last hearing standing for the application was brought up. The calculation of recreation space is also questionable.

Mr. Lesniak noted that Mr. Elnitski in order to do what he is proposing, would need to prepare a subdivision plan and then subsequently a land development plan.

Mr. Lanning noted that he has concerns about water and sewer. Mr. Beard noted that at this point Mr. Elnitski could not apply for water or sewer permits at this time.

Mr. Lanning noted that he understands that there is a letter from an objector and he has not yet seen the letter. Mr. Beard noted that during the first application the Board of Supervisors received multiple objection letters. Mrs. Evey provided the Planning Commission a letter. Mr. Elnitski noted that if the letter deals with the driveway, it is a private driveway with a private agreement and doesn't concern the Township. Mr. Lanning noted that if Mr. Elnitski doesn't have a way to get into the property, then how are they suppose to approve this?

Mr. Moyer questioned Mr. Beard if wouldn't the driveway issue be addressed once it is in front of the County Planning Commission? Mr. Beard indicated that yes that is when the driveway would be addressed.

Mr. Elnitski noted that he will update the application and add his mother to the application. He noted that he will also meet with Mr. Lesniak to go over the recreation areas to make sure what is required is noted on the plan.

Mr. Copper moved to forward the conditional use on to the Supervisors with the updated ownership and the correct passive recreational areas. Mr. Moyer seconded the motion.

Mr. Lanning noted that he would like to add the questions to the motion that he asked Mr. Beard and have them addressed and answered.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Copper – yes
Mr. Manning – Yes	Mr. Weaver – yes	Mr. Houser – yes	

Joe Leofsky: Mr. Leofsky noted that he purchased the Sunrise Mobile Home Park recently. Mr. Leofsky noted that there were 30 mobile homes in the park at one time. The previous owner and currently 30 edus are being paid for. He noted that he would like to get the park back to the 30. He noted that Mr. Schnure from the county is saying that a Major Land Development Plan would need to be completed in order to accomplish this. He shared where the homes would be that would be removed and added. He showed the Planning Commission a picture of the type of home he is planning on putting in. He noted that a decent new home would be around 60 thousand, the lot rent is \$325 plus the water which is affordable housing in this area. He noted that they have been working with the current homeowners to get the place cleaned up. Mr. Moyer noted that while what Mr. Leofsky is trying to accomplish is good, the Township falls under the County's Subdivision and Land Development ordinance so what Mr. Schnure is requiring is what is required and the Township cannot change that.

**ADJOURNMENT**

Mr. Lanning moved to adjourn the meeting the time being 8:20 a.m. Mr. Weaver seconded the motion.

Vote: Ms. Chaplin – yes            Mr. Mantz – yes            Mr. Moyer – yes            Mr. Copper – yes  
Mr. Manning – Yes            Mr. Weaver – yes            Mr. Houser – yes

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Sharon Royer, Recording Secretary