

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
December 12, 2013**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Paul Kurtz, Vice-Chairman, at the Benner Township Municipal Building.

ATTENDANCE

Members present: Paul Kurtz, Genevieve Robine, Lee Copper, Willis Houser, and Nate Campbell (late)
Members absent: Jim Swartzell, Mike Anthony

MINUTES

The minutes from the November 14, 2013 meeting were presented for approval. Mrs. Robine made the motion to approve the minutes and Mr. Copper seconded the motion.

Vote: Mrs. Robine-yes Mr. Kurtz- yes Mr. Campbell- Mr. Copper-yes
 Mr. Houser-yes

PERSONS TO ADDRESS THE BOARD: No persons were present to address the Planning Commission

COMMITTEE REPORTS: The Nittany Valley Joint Planning Commission Meets January 16, 2013 at the Bellefonte Borough Building

NEW BUSINESS

1. Mike Sullivan Mini Storage, Penn Eagle Industrial Park-Sketch Plan

Mike Sullivan and Rod Stine were present to discuss future plans to the Mini-Storage Complex in Penn Eagle Industrial Park.

Mr. Sullivan explained to the Planning Commission that they currently have 3.5 acres of undeveloped land that they would like to develop and presented a long-range sketch plan to the Planning Commission.

Mr. Sullivan also indicated that he has a document storage business and wants to have a physical presence in Centre County since 77% of his business is here; this would involve constructing a storage warehouse to store over 250,000 boxes of documents.

The future plans will also involve adding more storage units to the property. Currently they have 25' between Aisles, but are required to have 30' by the new ordinance.

The Planning Commission agreed that this is a non-conformity, but all new storage units have to conform to 30' between storage units.

Mrs. Robine, Mr. Houser, and Mr. Kurtz all agreed that this is not an issue and they are not asking to build the storage units 25' apart.

Mr. Sullivan further discussed his document storage building, which would be approximately 120' x 240'.

This building would have a small office space but the majority would be to store documents brought in by a courier. He asked what the parking requirements would be, those required for a warehouse or for a mini-storage unit.

Mr. Copper and Mrs. Robine indicated that the building is clearly a warehouse.

The parking requirements for a warehouse are one space per each employee on the 2 largest shifts.

Mr. Stine and Mr. Sullivan then discussed impervious coverage. When they first developed the property, the impervious coverage requirement was 80%, it has now changed to 60%. They inquired if they are able to keep that 80%, currently, their proposed plans required 65% coverage.

Mrs. Schoch indicated that if they want an increase in coverage, they will have to apply for a variance.

Mr. Kurtz brought up a Variance De Minimus, meaning the relief being requested from the Ordinance is so small that they would not have to meet the 5 criteria for a Variance, but would still have to go through the Process.

Mrs. Robine suggested porous paving, which would then allow them to be well within compliance. She gave the example of the Penn State Visitor's Center, indicating that a lot of their parking areas are porous.

Mr. Sullivan thanked the Planning Commission and indicated he would take these suggestions back to his Engineer for him to change the plans.

OLD BUSINESS:

1. Review and Discussion of Permitted and Conditional Uses and Proposed Changes to the Sign Section of the Zoning Ordinance.

Mrs. Schoch discussed the on-going Zoning Ordinance Amendment with the Planning Commission. She indicated that she is still going over the sign section and wants more input from the Planning Commission. She also asked if they would like her to just go over the proposed changes with them and go from there.

The Planning Commission agreed.

The Sign Section of the Ordinance was discussed and it was the overall consensus that the tables in the section be placed in the front of the section, rather than in the back. This way, users of the Ordinance can use the table first and then dig farther into the Ordinance if they need more information. This would be sort of a "quick start" guide for users of the Ordinance.

2. Septic Management Ordinance

There will be more information after the reorganization meeting of 2014.

CORRESPONDENCE: None

NOTES:

As a follow-up to the requested amendments to the Ordinance, Mrs. Schoch wanted to double check with the Planning Commission that Churches and Related Uses are to be a Conditional Use, as they are in both R-1 and R-2 Zoning Districts for consistency.

The Planning Commission Agreed.

Mrs. Schoch indicated that she is still working on the Amendments.

ADJOURN

With all business complete, Mr. Campbell made a motion to adjourn the meeting at 8:17 PM.

Respectfully submitted by:

Lindsay Schoch, Zoning Officer