

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
December 27, 2012**

CALL TO ORDER

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

ATTENDANCE

Members present: Nate Campbell, Genevieve Robine, Jim Swartzell, and Mike Anthony

MINUTES

The minutes from the September 27, 2012 meeting were presented for approval. Mrs. Robine moved to approve the minutes Mr. Swartzell seconded the motion.

Vote: Mr. Swartzell - yes Mrs. Robine - yes
 Mr. Anthony - yes Mr. Campbell - yes

PERSONS TO ADDRESS THE BOARD

No persons were present to address the Planning Commission

NEW BUSINESS

The Glen at Paradise Hills West, Final Land Development: Mr. Wayne Engle was present to discuss The Glen at Paradise Hills West, Final Land Development. He indicated that the County and the Township Engineer reviewed the Final Land Development. Jim Swartzell asked if the basements are exposed, Mr. Engle said yes, in some of the units, the basements are exposed, and pointed out, on the plan, which basements are exposed. Among other items outlined on the letter from the County Planning Office, a stop sign was one of the concerns, the stop sign was actually on the Plans, but overlooked by the County. One of Don Franson's comments was to remove the inner two crosswalk lines, since only the outer two paint lines are required. Mr. Engle showed the Planning Commission where this was changed on the plans. Don Franson, at this time is satisfied with the Plans. Mr. Engle indicated that easement documents normally are not executed and recorded until they know everything is ok with everyone involved. The storm water document is okay with the County, and the Spring Benner Walker Joint Authority is also okay with waiting until everything is in place before executing and recording the easement documents.

A motion was made by Mike Anthony to recommend approval of The Glen at Paradise Hills West, Final Land Development Plan and was seconded by Mr. Swartzell.

Vote: Mr. Swartzell - yes Mrs. Robine - yes
 Mr. Anthony - yes Mr. Campbell - yes

Fox Ridge Subdivision: A lot was sold in this Subdivision, the new owner requested changes to the Covenants, and they were changed so the plan needs to be re-recorded.

Mrs. Robine made a motion to recommend approval of the Amended and Updated Declaration of Restrictions, Covenants, Reservations, and Easements for the Fox Ridge Subdivision, Mr. Swartzell seconded the motion.

Vote: Mr. Swartzell - yes Mrs. Robine - yes
 Mr. Anthony - yes Mr. Campbell - yes

2013 Meeting Dates Discussion: After discussion, the Planning Commission came to the conclusion to keep the same dates for 2013, the Second and fourth Thursday of each month.

No motion is necessary, The Township Planning Commission will be holding a reorganizational meeting on Thursday, January 10, 2013.

OLD BUSINESS

Nittany Valley Region Comprehensive Plan Recommendations: There may be some items on the list of Recommendations that Benner Township has taken action on but are not showing up on the list. For example, wellhead protection and wetland protection, these items have been touched on in the Township's Zoning Ordinance. The Planning Commission feels the list can be updated. The list should be updated to show no blank spaces or have a key showing where each recommendation stands.

The recommendations should come after the first meeting of the NVRPC once the Planning Commission sees where the municipalities are going with an update.

CORRESPONDENCE

None

NOTES

None

ADJOURN

With all business complete, the meeting adjourned. 7:19pm

Respectfully submitted by:

Lindsay Schoch, Zoning Assistant