

Benner Township Planning Commission

December 14, 2017

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, Sherry Dawn Jackson, Paul Kurtz, Jim Swartzell and Anthony Gallucci present. Also in attendance were Tony Fruchtl, Dave Wise and Sharon Royer.

NEW BOARD MEMBER INTRODUCTION

Mrs. Royer noted that Anthony Gallucci was appointed by the Board of Supervisors at their last meeting to fill the vacancy on the Planning Commission.

PLEDGE OF ALLIGENCE was recited.

MINUTES

The minutes of September 28, 2017, were presented to the Board for their review and comments. Mr. Kurtz moved to adopt the minutes as presented to the Board. Sherry Dawn Jackson seconded the motion.

Vote: Mr. Campbell – yes

Mr. Copper – yes

Mr. Houser – yes

Mrs. Jackson – yes

Mr. Kurtz – yes

Mr. Swartzell – yes

Mr. Gallucci – yes

PERSONS TO ADDRESS THE BOARD

Tony Fruchtl – Nittany Express: Mr. Fruchtl noted that Nittany Express~~ed~~ owns a vacant lot in Airport Park which is located in the Airport Industrial Zone. The owner operates a taxi cab service and wishes to construct a building with parking on this lot to operate his business. It was noted that this use is allowed by conditional use in this zoning district, however it spells out certain conditions which does not allow this to happen. The ordinance states in Section 453 Mass Transit and/or Taxicab Terminals that the property must have a minimum of two hundred contiguous feet of road frontage along an arterial road. The ordinance goes on and spells out what the arterial roads in the Township are. Mrs. Royer noted that some of the roads listed in the ordinance are not, by PennDot's Classification, arterial roads and isn't sure why this was in the ordinance to begin with. It was also noted that there is already a taxi service located in airport park and no issues have been reported with this facility being located there. It was recommended that the ordinance be amended to remove the word "arterial". Another inconsistency in the ordinance was dealing with fuel tanks. Nittany Express would like to have an above ground storage tank to refuel their cabs. There is wording in the ordinance which states that no outside storage of fuel may occur but then goes on to discuss the setbacks of fuel kiosks.

Mr. Campbell moved to recommend to the Board of Supervisors that a zoning amendment be made to remove the word "arterial" from section 453.4 and to remove the word "fuel" from Section 453.9. Mr. Swartzell seconded the motion.

Vote: Mr. Campbell – yes

Mr. Copper – yes

Mr. Houser – yes

Mrs. Jackson – yes

Mr. Kurtz – yes

Mr. Swartzell – yes

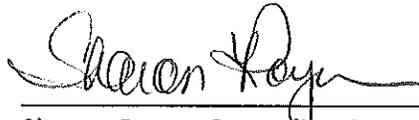
Mr. Gallucci – yes

OLD BUSINESS

Zoning Officer: Mr. Wise noted that the Board has been having discussions with Penns Valley Code Enforcement Agency about filling the township's zoning officer vacancy. It was noted that they do this and code inspections for a number of Townships.

ADJOURNMENT

The meeting was adjourned the time being 7:35 p.m.



Sharon Royer, Recording Secretary