

**BENNER TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**February 12, 2015**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 PM by Nate Campbell, Chairman who lead the meeting with the Pledge of Allegiance.

**ATTENDANCE**

Members present: Nate Campbell, Paul Kurtz, Jim Swartzell, Lee Copper, Willis Houser, Greg Jeffries

Members absent: Sherry Dawn Jackson

Others present: John Marchek

**MINUTES**

The minutes from the January 22, 2015 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes. Mr. Houser seconded the motion.

Vote:	Mr. Kurtz-yes	Mr. Swartzell-yes	Mr. Copper-yes	Mr. Houser-yes
	Mr. Campbell-yes	Mr. Jeffries-yes		

**PERSONS TO ADDRESS THE BOARD:** John Marchek was present to discuss the Agricultural Tourism Amendment. He read the following statement: "Transportation to and from the site may not be arranged or provided by the farm owner or his employees, agents, or contractors." and asked that this be included as a Condition of Agricultural Tourism.

Overall, the Planning Commission was not crazy about the language, noting that it would be hard to enforce and considering this as a condition on all Agricultural Tourism uses would not be fair.

Mr. Houser suggested we keep the language the way it is currently and add the transportation condition as needed on a case by case basis if someone comes in for a proposed use where this type of language would be relevant.

The Planning Commission, under the proposed definition and conditions, will require a specific plan for the use, if they see the need to incorporate language about traffic and transportation, then it will be addressed at the time of review by the Planning Commission.

**NEW BUSINESS:**

1. Application Request for Zoning Amendment: Alexander Family Partnership/Harrison's Wine, Grill, and Catering: Formal submission of application to allow Convention and/or Conference Centers as a permitted use by right in the Airport Industrial Zoning District. Conditional Use has been withdrawn.

Mrs. Schoch indicated to the Planning Commission that the Conditional Use Application had been withdrawn based upon the use falling under another category in another Zoning District, therefore the request is not in compliance with Section 107. The Applicant decided to request an amendment.

Mrs. Schoch has the proposed Amendment prepared for the Planning Commission to review.

Since the Planning Commission has reviewed this previously, they did not have any further comments and Mr. Kurtz made a motion to recommend allowing Convention and/or Conference Centers as a permitted use by right, as written within the Airport Industrial Zoning District to the Board of Supervisors. Mr. Houser seconded the motion.

Vote:            Mr. Kurtz-yes            Mr. Swartzell-yes            Mr. Copper-yes            Mr. Houser-yes  
                     Mr. Campbell-yes            Mr. Jeffries-yes

**2. Preliminary Review of SCI Rockview Additions and Alterations:**

Mrs. Schoch informed the Planning Commission that this plan has been formally submitted to the County Planning Office for their review, a zoning letter will be necessary to show the proposed plan meets or exceeds the requirements of the Zoning Ordinance, but wanted the Planning Commission to have the opportunity now to review, noting this is a land development and will be in front of us again.

The Planning Commission commented on seeing a project from Rockview, since their projects bypass the Township and County.

**3. Nittany Valley Regional Comprehensive Plan Updates-Economic Development Chapter: Review of Public Water and Public Sewer Areas with vacant land or buildings.**

The Nittany Valley Joint Planning Commission requested that each Planning Commission identify areas within the Township that are suitable for Economic Development.

The Planning Commission reviewed the Water and Sewer maps from the Comprehensive Plan and compared them to a blank map of the Township, showing only parcel lines.

Overall, the Planning Commission felt that the areas zoned Industrial are appropriate for Economic Development and areas along the Benner Pike in the Highway Commercial Zoning District were also identified.

Mr. Houser noted that some of the lots are not served with public water and sewer both, in some case, the tap on area would be in the rear of the property.

Mrs. Schoch indicated she would give an overview of our discussion at the March Nittany Valley Joint Planning Commission Meeting.

**OLD BUSINESS:**

**1. Village of Nittany Glen-Discussion Only**

Representatives from the Village of Nittany Glen were unable to make it to the meeting and plan to come and discuss the proposed Amendment at the March meeting. At this point in time, as a result of the

official letter the Township received from the County Planning Office, the Planning Commission feels rezoning the front portion of the property to R-2 Zoning would be the best for the Township, and would protect the other Manufactured Home Park Zones.

Mrs. Schoch indicated she is still working on the actual amendment and will have it to the Planning Commission for their review prior to the next meeting in February. This amendment will include the other items, such as including Agricultural Tourism as a Conditional Use, removing Section 107, Roadside Stands as a Conditional Use within the Highway Commercial Zoning District, the Spring Creek Conservation Overlay to regulate only properties that flow to Spring Creek, and include language that the FAA preempts the Township Zoning Ordinance, so the Airport Authority and University do not need to come in for a Variance when they want to do a new project as the airport expands.

**COMMITTEE REPORTS:**

Mr. Campbell reported the DEP Roundtable meeting was cancelled due to the weather.

Mr. Swartzell reported the Centre County Airport Authority moved the meeting to the same evening as the Planning Commission meeting for February, therefore not able to attend. He did report that they are drafting the MOU at the meeting so it can be moved to the FAA for their review.

**CORRESPONDENCE:**

1. Centre County Planning & Community Development Office-Official Review Letter of Proposed Amendment to Zoning Ordinance.

**NOTES:**

**ADJOURN:** Mr. Campbell made a motion to Adjourn the meeting at 8:03 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer