

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February, 14 2013**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:02 p.m. by Nate Campbell, Chairman, at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Nate Campbell, Genevieve Robine, Jim Swartzell, Lee Copper and Paul Kurtz

**MINUTES**

The minutes from the January 13, 2013 meeting were presented for approval. Mrs. Robine moved to approve the minutes Mr. Swartzell seconded the motion.

Vote:	Mr. Swartzell-Yes	Mr. Copper-Yes	Mrs. Robine-Yes
	Mr. Kurtz-Yes	Mr. Campbell-Yes	

**PERSONS TO ADDRESS THE BOARD**

No persons were present to address the Planning Commission

**NEW BUSINESS**

**1. Review of Recommendations Sent to the County.**

Lindsay Schoch informed the Planning Commission that she had sent the recommendations from the 2004 Nittany Valley Joint Comprehensive Plan to Sue Hannegan at the Centre County Planning Office. Lindsay showed on the list which projects have been completed by Benner Township. The Planning Commission reviewed those items and agreed. These items were discussed at a previous meeting.

**2. Items from the list most important to Benner Township.**

Some of the items of most importance to Benner Township are to explore use of other funding mechanisms, on that note; the Planning Commission was informed that the Township is applying for funding through DCNR for a trailhead and trail in the Spring Creek Canyon, and is working on a budget and the application itself. The Planning Commission is interested in pursuing other grants, especially for Buffalo Run Park.

Ms. Robine noted that there is a grant writing workshop coming up and that it would be beneficial for someone at the Township to attend.

The Sharing of Municipal services is also an important item and worthy of moving forward with.

Sewer and Water Service to the Shiloh Road Interchange is a recommendation that the Planning Commission wants to see included in the list of Recommendations in the Comprehensive Plan Update.

The construction of a road system connecting the airport to I-99/322 is also a task that should be included in the Comprehensive Plan Update. This highway is a part of the Airport Master Plan/50 Year Plan and would be appropriate to include it in the Comprehensive Plan for a recommendation for the future of Benner Township.

### **3. Land Use & Zoning Conflicts Map**

The County Planning Commission prepared maps for each Township in the Nittany Valley Region. These large maps show inconsistencies between land use and zoning. The overall consensus is that the maps did not look to be too inconsistent.

Discussion was held regarding the Township getting an update of the aerial map of the Township that hangs on the wall in the meeting room.

Lindsay indicated that she would look into ways to have this map prepared.

### **4. Nittany Valley Joint Planning Commission Meeting 3/21/2013 at the Bellefonte Borough Office**

The Nittany Valley Joint Planning Commission is meeting every other month now on the third Thursday since they are updating the Comprehensive Plan and will need more time for discussion.

Mr. Swartzell has been the Planning Commission representative on the NVJPC. He now has a prior commitment on the 3<sup>rd</sup> Thursday of the month.

Mr. Kurtz will attend the March 21, 2013 meeting at 6:00 PM at the Bellefonte Borough Building.

It was suggested that Committee Reports be added to the Meeting Agendas from now on. This way, those members of the Planning Commission who attend other meetings throughout the month can give the members updates and keep everyone abreast of what is happening.

### **5. Zoning Hearing held on February 12, 2013, Variance Granted for a reduction in Parking Stalls at the Former Wolf Furniture Store along the Benner Pike.**

This property is the future home of Klaban's Home Furnishings, associated with Tubbies Home Furnishings. Their lease is up where the store is located in the Giant Plaza along of College Avenue.

The Zoning Hearing Board granted the variance to decrease the parking requirements from 80 stalls to 60 stalls.

**OLD BUSINESS:** An update of what has taken place since the last meeting was held, the following is an overview of that discussion:

Mrs. Robine asked for an update from the February meeting and the discussion that was held regarding the airport parking lot.

Lindsay told the Planning Commission that the Airport is going to have to apply for a Variance and ultimately have the Zoning Hearing Board make a decision whether or not the coverage should be increased for the parking lot.

Mr. Swartzell gave an update from the Centre County Airport Authority (CCAA).

The parking lot expansions over the past few years brought the item of consolidating ownership of the airport; one reason for this is for ease of zoning in the Township. The CCAA will be exploring this more.

Ms. Robine asked if any more discussion was held on the cross walk situation from the proposed parking lot to the airport.

Mr. Swartzell indicated that Michael Pratt was at the CCAA meeting to give a presentation similar to the one he gave to the Planning Commission in February, more discussion was held concerning crossing the road in a safe way.

Ms. Robine asked about Benner Township's Stormwater Management Ordinance, if we have one, and if so, when was it last updated?

Lindsay indicated that the Township does and that she will look into when it was last updated. (It was adopted in 2003, engineers are currently getting together to update it and revamping some sections. The Township is getting more urbanized areas; therefore the ordinance will have to be updated in the next three years to stay up to date with the MS4 Process, which is required by the state).

## **CORRESPONDENCE**

None

## **NOTES**

None

## **ADJOURN**

With all business complete, Mr. Campbell made a motion to adjourn the meeting at 7:53pm

Respectfully submitted by:  
Lindsay Schoch, Zoning Assistant