

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 26, 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, Sherry Dawn Jackson

Members absent: Greg Jeffries

Others present: Chad Stafford, Jeff Lucas

MINUTES

The minutes from the February 12, 2015 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes. Mr. Kurtz seconded the motion.

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| Vote: | Mr. Kurtz-yes | Mr. Swartzell-yes | Mr. Copper-yes | Mr. Houser-yes |
| | Mr. Campbell-yes | Ms. Jackson-yes | | |

PERSONS TO ADDRESS THE BOARD: Chad Stafford was present to discuss side yard setbacks in the Highway Commercial Zoning District and Height Requirements. He is proposing to reduce the current 25' setback to 10' when Highway Commercial is next to Highway Commercial and leave the 25' setback when Highway Commercial is next to any other Zoning District. He also discussed the potential of increasing the height limitation in the Highway Commercial Zoning District. With a possible hotel being proposed, he suggested allowing for more stories would be beneficial. After some discussion, the Planning Commission decided to change the 45' height requirement in the Highway Commercial District to 70' as long as the building is setback the same horizontal distance.

NEW BUSINESS:

1. Review, Discussion, and Adoption of the 2014 Annual Report of the Planning Commission.

Mr. Kurtz indicated that it should be recorded in the Annual Report that the Planning Commission voted to deny the conditional use application for the Agricultural Tourism to the Board of Supervisors and suggested instead it be brought to the Planning Commission as an Amendment and that process then be followed.

Mrs. Schoch indicated that she would add that on to the Annual Report for the November 13, 2014 Meeting under conditional use.

With no further comments, Mr. Swartzell made a motion to adopt the Annual Report and forward it to the Board of Supervisors, Mr. Kurtz seconded the motion.

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| Vote: | Mr. Kurtz-yes | Mr. Swartzell-yes | Mr. Copper-yes | Mr. Houser-yes |
| | Mr. Campbell-yes | Ms. Jackson-yes | | |

OLD BUSINESS:

1. April Amendment Discussion

It was noted to include the height regulation in Section 220.6 in the Amendment and to keep the Village of Nittany Glen rezoned to R-2 rather than change it to anything else and move forward with what the Planning Commission Discussed, the Nittany Valley Joint Planning Commission Discussed and as a result of the letter from the County Planning Office.

COMMITTEE REPORTS:

Mr. Swartzell indicated that the University Park Airport was awarded a \$4,000,000 grant the FAA approved and that the Memorandum of Understanding between the Centre County Airport Authority and the University Park Airport has been accepted by the FAA.

CORRESPONDENCE:

Mrs. Schoch indicated that Mr. Marchek was in the office earlier that day and asked that if the transportation condition is not a specific condition, he wants it on the record that the intent is to limit the owners ability to arrange multiple bus loads of people for an event.

Mr. Lucas was present and indicated he is okay with what the Planning Commission is proposing for the Amendment concerning the Agricultural Tourism Definition and Use.

NOTES:

ADJOURN: Mr. Campbell made a motion to Adjourn the meeting at 8:00 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer