

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 10, 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 Mike Anthony

REORGANIZATION

Mr. Swartzell made a motion to appoint Mr. Campbell as Chairman, Mrs. Robine seconded the motion.
Mr. Swartzell made a motion to appoint Mr. Jackson as Vice-Chairman, Mrs. Robine seconded the motion.
Mr. Swartzell made a motion to appoint Mrs. Robine as Secretary, Mrs. Robine seconded the motion.

Mr. Anthony made a motion to keep the meeting dates as the 2nd and 4th Thursday for 2013, Mr. Swartzell seconded the motion.

MINUTES

The minutes from the December 27, 2012 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. Anthony-Yes	Mr. Campbell-Yes	

PERSONS TO ADDRESS THE BOARD

No persons were present to address the Planning Commission

NEW BUSINESS

Conditional Use Application Review: Gordon K. Repine & Dal Ella L. Repine, 105 Stonecrest Drive, Bellefonte, PA: Mr. Bruce Kirkpatrick was present to discuss the Conditional Use Application. He indicated that an Adult Day Care is a Conditional Use in the Highway Commercial Zoning District. The facility is currently located in Pleasant Gap, but they are running out of space. They currently have 22 residents and the new expansion at the Remodeler's Workshop will allow them to have 40 day residents. Most of the day residents come from Centre Crest Nursing Home, so the location along the Benner Pike is a more convenient location for those residents.

Overall, the Planning Commission is happy to see another business moving into the Township.

A motion was made by Mr. Swartzell to move the plan forward to the Board of Supervisors and was seconded by Mr. Copper.

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

Final Land Development Plan for Remodeler's Workshop Building Addition: Mr. Kirkpatrick discussed the Plans for the Building Addition with the Planning Commission. The addition will be L-shaped and not only hold the Daycare, but some areas of the building will be used for warehousing. They have submitted to the Plans to the Centre County Planning Office for their review.

Mr. Swartzell made a motion to recommend approval of the Final Land Development upon the approval of the Conditional Use Application, Mrs. Robine seconded the motion.

Vote: Mr. Swartzell - yes
Mr. Campbell - yes

Mr. Copper-yes

Mrs. Robine - yes

Courtesy Sketch Plan Application/Conditional Use (40%) Coverage in the Airport Industrial Zone: The Zoning Issue that has come up is that the proposed Airport Parking Lot is a Conditional Use, with additional conditions, which the coverage is reduced from 60% to 40%. The conflict is parcel is land locked and adjoining land cannot be purchased like the Airport did previously, so they are bound by the 40% coverage requirement. Keller Engineers, Inc. (KEI) (representing the Centre County Airport Authority) inquired if the 40% coverage was just an "unintended consequence" or if it was indeed intended to require the reduction in coverage in this zoning district. KEI wants to know if the Planning Commission agrees with their assessment of the literal terms of the Zoning Ordinance.

The Ordinance does not have a use set forth for parking as a permitted use or a conditional use, in any zone. The Parking Lot is an accessory to an airport, therefore is subject to the requirements of an Airport use, which is a Conditional Use in the Airport Industrial Zoning District.

Mr. Swartzell indicated that he is the township appointee to Centre County Airport Authority (CCAA) and this discussion was held before.

The following questions were discussed: How is an Airport defined? Is the terminal included in that definition? What about the airside, such as the airplanes themselves and the runways, etc.; the airside cannot function without the terminal and parking lots (owned by the CCAA). Can the two properties be combined together and use that area as the 40% coverage since the deed states that if the CCAA is not able to maintain their property that it will revert back to the University to be used as an airport. Is the 40% coverage requirement intended for the gross area of the airport or for all separate parcels in the Airport Industrial Zone? What was being discussed and considered during the preparation of the Zoning Ordinance?

It was suggested that the terminology be amended to allow this kind of use. After discussion, it was requested that the Township Solicitor be contacted regarding this.

The Airport Industrial Zone encompasses a large footprint; the way the ordinance is set up is a misuse of the term airport, for example, an Airport is a Conditional Use in the Airport Industrial Zone.

Overall, the Planning Commission needs more clarification on this issue.

Discussion upon the location of the parking lot and safety issues concerning the location along Fox Hollow Road, a traffic study is being prepared as part of the Parking Lot plan. A signalized intersection is a

possibility and so is a bridge, the traffic study will determine what the best solution will be. Traffic calming and speed tables are also an option and are on the table. The Planning Commission will be involved in the Planning Process.

Brindle Ridge Preliminary Subdivision Plan: Discussion was held concerning waiving the Subdivision and Land Development Review of this Subdivision Plan. The Plan is mostly located in Spring Township, with just an access point onto Axeman Road (a PennDOT owned roadway) and a slope of the storm water basin.

Mr. Campbell made a motion to recommend to the Board of Supervisors that they waive the review by the County Subdivision and Land Development Ordinance and Mr. Swartzell seconded the motion.

Vote: Mr. Swartzell - yes
Mr. Campbell - yes

Mr. Copper-yes

Mrs. Robine - yes

CORRESPONDENCE

None

NOTES

None

ADJOURN

With all business complete, Mr. Campbell made a motion to adjourn the meeting at 8:13pm

Respectfully submitted by:
Lindsay Schoch, Zoning Assistant