

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 8, 2015**

CALL TO ORDER

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

REORGANIZATION:

CHAIRMAN:

Nomination: Paul Kurtz nominated Nate Campbell to remain Chairman: Motion: Paul Kurtz Second: Jim Swartzell, with no further nominations, the motion passed.

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

VICE-CHAIRMAN:

Nomination: Jim Swartzell nominated Paul Kurtz to remain Vice-Chairman: Motion: Jim Swartzell Second: Willis Houser, with no further nominations, the motion passed.

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

SECRETARY:

Nomination: Jim Swartzell nominated Lee Copper for Secretary. Motion: Jim Swartzell Second: Paul Kurtz, with no further nominations, the motion passed:

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

ATTENDANCE

Members present: Paul Kurtz, Jim Swartzell, Lee Copper, Willis Houser, Sherry Dawn Jackson, Greg Jeffries

Members absent: Nate Campbell

Others present:

MINUTES

The minutes from the December 11, 2014 meeting were presented for approval. Mrs. Jackson asked about the well fields that were mentioned in the minutes and what SEO stood for. Mrs. Schoch indicated that with the two new members on the Planning Commission, she will be writing out, rather than abbreviating the words. With no further comments, Mr. Houser made a motion to approve the minutes. Mr. Swartzell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD: None

NEW BUSINESS:

1. Welcome New Members/Handouts for New Members

Sherry Dawn Jackson and Greg Jeffries are the two newly appointed members of the Planning Commission. They were appointed at the January 5, 2015 Board of Supervisors meeting to hold a 4 year term.

The members of the Planning Commission welcomed them.

Mrs. Schoch gave them some information about being a part of the Planning Commission for their information.

2. Proposed Letter/Amendment to Nittany Valley Joint Planning Commission and County Planning Letter:

Mrs. Schoch indicated to the Planning Commission that a letter to each municipality in the Nittany Valley Region will require a letter with our proposed amendment attached for their required 45 day review. The County Planning Office will also require a letter and a 30 day review.

Mrs. Schoch also noted that at the end of the letter to the County, she asked the County Planning Director to join us at a Planning Commission to discuss his input.

OLD BUSINESS:

1. Village of Nittany Glen Proposed Amendment to the Manufactured Home Park Zoning District Discussion:

The Planning Commission discussed the Proposed Amendment from the Village of Nittany Glen to allow Townhomes as a permitted use within the Manufactured Home Park Zoning District.

The Planning Commission considered the proposed changes by Chuck Herr, back up Zoning Officer. They felt overall that allowing one side of Route 550 to allow Manufactured Homes as a Conditional Use and the other side not allowing them would be spot zoning since these two areas zoned MHP exist on opposite sides of 550.

The Planning Commission is well aware that Continental Courts is included in this Zoning District and any changes made to the Manufactured Home Park District will also have an effect on Continental Courts, so allowing townhomes at the Village of Nittany Glen will also permit them there, which could possibly have an effect on Affordable Housing in the Township.

Mrs. Jackson indicated that her family owns the Sunrise Mobile Home Court on the Benner Pike and asked if this proposed amendment would affect her?

It was noted that her property is currently zoned highway commercial, therefore the mobile homes on that property are all non-conforming.

After a discussion and consideration of any changes to the proposed Amendment, the Planning Commission decided to move it forward as is, but with Chuck Herr's comments from his memo dated December 10, 2014.

Mr. Kurtz made a motion to the Board of Supervisors to accept the proposed draft amendment with Chuck Herr's changes in his memo dated December 10, 2014 and amend the zoning ordinance as given. Mr. Swartzell seconded the motion.

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

2. Agricultural Tourism: Discussion and consideration as part of the Amendment as we Amend the Ordinance of Village of Nittany Glen.

As a result of the Powell's withdrawing their Conditional Use Application in December, the Planning Commission is moving forward with their Original intention, to make an amendment to the Ordinance to allow Agricultural Tourism as a Conditional Use within the Agricultural Zoning District with general conditions, then reviewing each proposal on a case by case basis and considering adding other conditions then, as needed.

Mr. Kurtz made a motion to recommend including Agricultural Tourism as a Conditional Use to the Agricultural Zoning District with the following Conditions: Access must be reviewed and approved by the Township Engineer, Sewer/Septic must be in compliance with the Township's regulations and approved by the Township's SEO, Shall comply with all State, County, and Local Ordinances. Mr. Swartzell seconded the motion.

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

3. Proposed Amendment to the Zoning Ordinance: Signs, Section 107, etc.

The Planning Commission discussed other possible changes to the Ordinance.

Mrs. Schoch indicated that the Sign Section of the Ordinance has been an issue within the Township and that it could possibly be changed at this time, as well as Section 107, which allows for any use that is not permitted within any zone in the Township can be requested to be a conditional use. Other areas of the Ordinance that have been discussed can be changed as well.

The Planning Commission requested another look at the Sign section and Section 107 before moving

forward with this and tabled the discussion until the next meeting.

COMMITTEE REPORTS: None

CORRESPONDENCE:

NOTES:

A letter from the Planning Commission was prepared, thanking Mr. Anthony and Ms. Robine for their hard work and dedication while serving on the Township Planning Commission. All Planning Commission members signed the letters.

ADJOURN: Mr. Swartzell made a motion to Adjourn the meeting at 8:40 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer