

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 25, 2013**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Nate Campbell, Chairman, at the Benner Township Municipal Building.

ATTENDANCE

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

Members absent: Mr. Anthony

MINUTES

The minutes from the June 27, 2013 meeting were presented for approval. Mrs. Robine moved to approve the minutes Mr. Swartzell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD: No persons were present to address the Planning Commission

COMMITTEE REPORTS: None

NEW BUSINESS

1. Conditional Use Review for Troy Allen/Own The Plate, Penn Eagle Industrial Park

Present to discuss the Conditional Use were: Mr. Troy Allen, Owner of Own The Plate, Mr. Tom Songer, Building Owner, and Mr. Greg Copenhagen, Realtor.

Mr. Troy Allen discussed his proposed business in the Penn Eagle Industrial Park. He is proposing an indoor training facility for baseball training (batting, catching, etc). He will train the kids in the way he was trained in college,(eventually going on to play professional baseball). His thoughts were that there is a lot of talent in this area and a lack of facilities like the one he is proposing.

All conditions have been met requiring Mr. Allen to start his business. Parking is not an issue and a plan for recycling has been identified as the contract Mr. Songer has with Advanced Disposal.

Mr. Campbell indicated he feels it is a good fit in the Industrial Park and is not interfering with the residents.

Mr. Allen indicated that his clients will have to call to schedule with him and parents are to bring their kids, drop them off and pick them back up when the practice is over. He is training people from Huntington, Altoona, State College, and Bellefonte.

With no other comments from the Planning Commission or discussion from Mr. Allen, Mr. Songer, or Mr.

Copenhagen, Mr. Swartzell moved to recommend to the Board of Supervisors that they approve the proposed Plan, Mr. Kurtz seconded the motion.

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

2. Mammoth Construction/Non-Substantive Review and Signature on Mylar

The Planning Commission approved the Plan for the Mammoth Final Land Development in December 2012. There has been an addition of 8,000 square feet to the building. This is considered a Non-Substantive Change by the County Subdivision and Land Development Ordinance. Mrs. Schoch wrote a letter to the County stating that the change is still in compliance with the Zoning Ordinance. Mammoth requests that the Planning Commission sign the updated Plan. The Planning Commission signed the Plan.

3. Rezoning Discussion/Ordinance Update/ as part of the Comprehensive Plan Update

Other Municipalities, such as Spring Township are in the process of updating their Zoning Ordinances as part of the Comp Plan Update. Mrs. Schoch asked the Planning Commission if they were interested in taking this on. Some items came up over the past few months, such as billboards, breweries, and welding shops. Mrs. Schoch is going to discuss it further with the Board of Supervisors and move on from there.

OLD BUSINESS: Septic Management Ordinance Follow-up and Discussion

As requested by the Planning Commission, Mrs. Schoch did some research into the different proposals the Township has in front of them for Septic Management. One being Mr. Chuck Herr, SEO and his associate and the other being the Spring Benner Walker Joint Authority. Mrs. Schoch reviewed both of these plans and found that they are very similar; the administration is the major difference. One is to be administered by the Township, the other, fully by Spring Benner Walker Joint Authority.

Some of the Planning Commission Members recommended to keep it local, knowing that Chuck Herr, SEO is not from the Nittany Valley Region and has longer to travel, which could increase the costs to the Township Residents.

The Planning Commission asked Mrs. Schoch to keep this an on-going Agenda Item until an agreement is reached.

CORRESPONDENCE: None

NOTES: The Planning Commission voted to have Mr. Paul Kurtz act as the Vice-Chairman of the Planning Commission since Mr. Jackson has resigned. Mr. Kurtz accepted the nomination.

ADJOURN

With all business complete, Mr. Swartzell made a motion to adjourn the meeting at 8:15 PM.

Respectfully submitted by:
Lindsay Schoch, Zoning Officer