

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 10, 2014**

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, who lead with the Pledge of Allegiance, at the Benner Township Municipal Building.

ATTENDANCE

Members present: Nate Campbell, Paul Kurtz, Jim Swartzell, and Willis Houser

Members absent: Mike Anthony, Lee Copper, Genevieve Robine,

MINUTES

The minutes from the June 26, 2014 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes as presented. Mr. Kurtz seconded the motion.

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

PERSONS TO ADDRESS THE BOARD: None

NEW BUSINESS:

1. Discussion of options for different housing types in MHP Districts or changes to zoning to allow higher density housing at the Village of Nittany Glen

The Village of Nittany Glen came to the Township to discuss possible zoning changes to their property off of Filmore Road. Currently they have many lots to fill and is zoned Mobile Home Park. They are asking about changing the density requirements to possibly allow for townhomes near the front of their property with parkland and mobile homes towards the back of the property.

The Planning Commission requested more information, such as a timeline of what events happened with The Village of Nittany Glen from the beginning, how it came to be a condo association from a mobile home park and from a 55 and over community to now an open community for any age.

Mrs. Schoch indicated that she would gather more information for the Planning Commission to review at their next meeting.

OLD BUSINESS:

1. Review of Proposed "Draft" Amendment to the Zoning Ordinance.

Mr. Kurtz noted that on Page 72 (Mobile Home Parks) is missing a portion.

Mrs. Schoch indicated she would make sure everything is complete prior to the meeting and presentation to the Board.

Mr. Campbell suggested the tables showing setbacks be changed to "each side" rather than "one side".

Mr. Kurtz questioned requirements for Fast Food Restaurants. It was noted that these types would be allowed inside of shopping centers, such as a walmart, etc.

Mr. Kurtz also noted that currently, wholesale is permitted in Light Industrial, but not Retail.

After a brief discussion, it was decided that wholesale should remain and retail should be kept within the Commercial Zoning Districts.

2. Motion to move to Board of Supervisors for their review and comment

With the following comments made, Mr. Campbell made a motion to move the proposed "Draft" Zoning Ordinance to the Board of Supervisors at a Special Meeting called for July 21, 2014. Mr. Kurtz seconded the motion.

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

A brief discussion was held regarding the Potter Township Zoning Ordinance.

Mrs. Schoch indicated she has been reading through the Potter Township Zoning Ordinance, which was suggested by our Solicitor since he prepared the Plan about 10 year ago. Mrs. Schoch informed the Planning Commission that the Potter Ordinance was very easy to read and understand, but also protected the Township close to what the current Zoning Ordinance does. In preparation for the Board of Supervisor's review of the proposed "draft" ordinance, Mrs. Schoch feels that if comments are made regarding continuing to work to make the Ordinance more readable, Potter's would be a good example to use as a base, at least for language (not adopting the ordinance outright). There will need to be changes regarding updates to the MPC.

The Planning Commission felt that if Potter's will overall make the Ordinance more straightforward, then they have no objections, but want to ensure the Township continues to be protected.

COMMITTEE REPORTS: Mr. Swartzell reported on the Centre County Airport Authority and the proposed parking facility on the airport side of their property. Currently, attorneys are looking into the History of ownership at the University Park Airport.

CORRESPONDENCE: None

NOTES: None

ADJOURN: With all business complete, Mr. Swartzell moved to adjourn the meeting at 8:00 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer