

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
January 23, 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, at the Benner Township Municipal Building.

**ATTENDANCE**

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

Members absent: Mike Anthony & Willis Houser

**MINUTES**

The minutes from the December 12, 2013 meeting were presented for approval. It was noted that Mr. Swartzell was not included in the "Vote" list. Mrs. Schoch indicated she would make the changes. Mrs. Robine made the motion to approve the minutes based upon the changes, and Mr. Swartzell seconded the motion.

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

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

**COMMITTEE REPORTS:**

Mrs. Robine attended the Spring Creek Watershed Commission meeting on January 22. She reported that each Township should have a Plan so residents know where to take their pharmaceuticals so they do not ultimately end up in our water system.

Mr. Kurtz attended the Nittany Valley Joint Planning Commission meeting on January 16. He reported that the Commission discussed the Comprehensive Plan and Next Steps, Forest Land was discussed, which prompted a discussion on Riparian Buffers, resulting in the County offering to prepare maps for each municipality for their review of Riparian Buffers and where regulations are feasible and where they are not.

The demographics were revised and reviewed again, Mr. Kurtz told the Planning Commission that the County did a great job preparing the data and split the prison population from the general population in Benner Township.

A brief discussion of low income housing was held, which may be an Agenda item for the next meeting, which will be March 20, 2014.

**NEW BUSINESS: None**

**OLD BUSINESS:**

**1. Graystone Courts Amendment Request Review- Assisted Living Facilities: Motion to recommend**

**approval (or not) to Board of Supervisors.**

Mark Toretta was present to discuss the proposed amendment to the Zoning Ordinance. He indicated that Age Qualified Housing currently exists and the next step from that type of housing is assisted living. Their plan is to have these facilities close so the residents can just transition from one section to the other.

Mr. Swartzell asked if Graystone operates any other Assisted Living Facilities at their location in Bellwood?

Mr. Toretta was not sure if they operate any Assisted Living Facilities or if this one will be the first time they are putting the two together.

Mr. Swartzell asked Mr. Toretta if he could come up with a percentage of what Graystone would like to see of their building Assisted Living.

Mr. Toretta agreed to make changes to the Amendment and bring it back to the Planning Commission for the next meeting.

**2. Review of Annual Report of the Benner Township Planning Commission and Cover Letter: Motion to move to the Board of Supervisors.**

Mrs. Schoch prepared a cover letter and Mr. Campbell and Mrs. Robine (Chairman and Secretary) signed the letter to present to the Board of Supervisors.

The Planning Commission was happy with the Annual Report, so Mr. Campbell made a motion to submit the Annual Report to the Board of Supervisors. Mr. Kurtz seconded the motion.

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

**CORRESPONDENCE: None**

**NOTES: None**

**ADJOURN**

With all business complete, Mr. Swartzell made a motion to adjourn the meeting at 7:50 PM.

Respectfully submitted by:

Lindsay Schoch, Zoning Officer