

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 9, 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, Willis Houser, and Jim Swartzell

Members absent: Mike Anthony

REORGANIZATION

Mrs. Robine made a motion to keep the Officers the same as they were in 2013. Mr. Swartzell seconded the motion.

CHAIRMAN: NATE CAMPBELL

VICE-CHAIRMAN: PAUL KURTZ

SECRETARY: GENEVIEVE ROBINE

NITTANY VALLEY JOINT PLANNING COMMISSION: PAUL KURTZ

The Planning Commission will continue to meet the second and fourth Thursday of each month throughout 2014.

The current Committees will also remain the same:

Mr. Campbell attends quarterly DEP Roundtable meetings and also sits on the Airport Master Plan Study Committee.

Mrs. Robine is the alternate for the Spring Creek Watershed Commission

Mr. Swartzell is the Township appointee to the Centre County Airport Authority

Mr. Kurtz is the appointed member to the Nittany Valley Joint Planning Commission

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

MINUTES

The minutes from the December 12, 2013 meeting were presented for approval. Mrs. Robine made the motion to approve the minutes and Mr. Houser seconded the motion.

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

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

COMMITTEE REPORTS: The Nittany Valley Joint Planning Commission Meets January 16, 2013 at the Bellefonte Borough Building

NEW BUSINESS

1. Review of "Draft" Annual Report of the Benner Township Planning Commission

Mrs. Schoch included the Benner Township Planning Commission Annual Report for 2013 in the packet for the Planning Commission members to review. She indicated that this is a requirement of the Pennsylvania Municipalities Planning Code and the Township Ordinance No. 64 (Ordinance for the Benner Township Planning Commission).

Mr. Swartzell indicated that on the second page of the document, in the first column, states August 22, 2014 and should be changed to August 22, 2013.

Mrs. Schoch indicated she would make the change.

Mr. Kurtz commented that this list would work well as an overview of the meetings and act as an index for our meeting minutes.

Mrs. Schoch indicated that she is going to make a few changes to it and at the next meeting the Planning Commission can make a motion to move it to the Board of Supervisors for their review and make it a part of the official record.

Overall the Planning Commission was pleased with the Annual Report.

OLD BUSINESS:

1. Graystone Courts Amendment Request-Assisted Living Facilities

After more thought and discussion with the Township Solicitor and review of the Age Qualified Housing Ordinance, Mrs. Schoch informed the Planning Commission that she requested that PennTerra Engineers submit an amendment to their Zoning Amendment Request with a proposed draft of an actual amendment. She explained that allowing assisted living facilities within the Age Qualified Housing Ordinance would open that up to all Highway Commercial Zoning Districts in the Township, which was not the intention of the Planning Commission when the Amendment was first moved for approval. At this time, PennTerra is working on the amendment and will have it for review at the next Planning Commission meeting.

Mr. Swartzell offered the option of allowing a percentage of square footage as assisted living within an Age Qualified Building, which prompted a discussion of allowing Assisted Living as an accessory to Age Qualified Housing.

This made the most sense since the population living in age qualified housing units is an aging population and if the next step is assisted living, then the residents would not have to go far if they move to

assisted living.

Mrs. Schoch indicated that she would take the comments from the Planning Commission back to PennTerra and see what they come up with for our next meeting.

2. Zoning Ordinance Amendment

Mrs. Schoch indicated that she requested a copy of the Zoning Ordinance in Microsoft Word format for easier editing and proposing of amendments. That should be arriving in the mail in the next day or so and hopes to really get into making some changes in February.

CORRESPONDENCE: None

NOTES: The Septic Management Ordinance was discussed briefly and some of the members of the Planning Commission shared their experience with having their tanks pumped and the cost of having that done. The costs ranged from \$600 to \$150, some of those costs included having digging done to find the tanks and adding a chimney to find the lid in the future.

Mrs. Schoch indicated that when someone has their tank pumped, to please send a copy of the receipt to the Township so we can keep that information in the property code file and for an easy transition when we have the Septic Management Program in place.

ADJOURN

With all business complete, Mr. Swartzell made a motion to adjourn the meeting at 8:05 PM.

Respectfully submitted by:

Lindsay Schoch, Zoning Officer