

**Benner Township Planning Commission
Reorganizational Meeting
January 12, 2017**

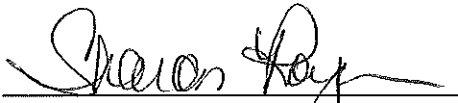
The reorganizational meeting of the Benner Township Planning Commission was called to order at 7:05 p.m. by the Chairman, Nate Campbell with members Sherry Dawn Jackson, Willis Houser, and Jim Swartzell present. Mr. Kurtz and Mr. Copper were absent. Also in attendance were Wayne Engle, Marilyn Engle, Scott Brumbaugh, Mark Capriani and Sharon Royer.

Organization of the Board:

Mr. Swartzell moved to retain the same Board members as in 2016: Chairman, Nate Campbell; Vice Chairman, Paul Kurtz and Secretary, Lee Copper. Mr. Houser seconded the motion.

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

The reorganizational meeting was adjourned the time being 7:10 p.m.


Sharon Royer, Recording Secretary

**Benner Township Planning Commission Meeting
January 12, 2017**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:11 p.m. by the Chairman, Nate Campbell with members Sherry Dawn Jackson, Willis Houser, and Jim Swartzell present. Mr. Kurtz and Mr. Copper were absent. Also in attendance were Wayne Engle, Marilyn Engle, Scott Brumbaugh, Mark Capriani and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Sullivan's Mini Storage Phase VI: Wayne Engle - of Nittany Engineering was present to present the final plan of the Sullivan Mini Storage Phase VI, Building #7. Mr. Engle noted that the building is constructed, there are a few items left to complete as far as paving and lawn dressing and surety will be presented to the Board of Supervisors at their next meeting. Mr. Houser moved to approve the plan as presented. Mr. Swartzell seconded the motion.

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

Mr. Engle noted that he understands that the Planning Commission is currently working on a new zoning ordinance for the Township. He noted further that while the Planning Commission is working on this, that his client has a request that the impervious coverage amounts in the Penn Eagle Industrial Park be looked at. It was noted that when the park was originally approved, that the impervious amounts allowed were 70% and that the park was designed this way. When the Roth Plan was adopted, the impervious amounts were changed to only allow for 60%. Mrs. Royer noted that this is the same concern that Tom Songer has previously

presented the Planning Commission and Board of Supervisors with. The Board noted that they would take this under advisement.

MINUTES

The minutes of December 8, 2016, were presented to the Board for their review and comments. Mr. Swartzell moved to approve the minutes as presented. Mr. Houser seconded the motion.

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

NEW BUSINESS

ARL Planning Module 4A: The sewage planning module for the new ARL building was presented. The land development plan for the new 7,946 sq. foot building was shown to the Commission. It was noted that the engineer would be presenting the plans formally at an upcoming meeting. It was noted that this planning module requires a 4A component meaning that the local planning commission needs to review and approve it. A new septic system location with a back up location has been located for the project. The questions and corresponding answers were gone over with the planning commission. Mr. Swartzell moved to approve the Component 4A planning module for ARL Land Development Plan. Mr. Houser seconded the motion.

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

Crain Family Limited Partnership Subdivision Sewage Planning Module: It was noted that the Crain's intend to subdivide a 2.15 acre lot off of their 299 acre parcel located on Purdue Mountain for a family member. It was noted that a planning module waiver request is being sought due to the fact that sewage planning has not been done on the residue of the parcel. This plan is being submitted as a minor subdivision plan therefore this will be the last time that the Planning Commission will see this plan. Mr. Houser moved to approve the planning module as presented. Mrs. Jackson seconded the motion.

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

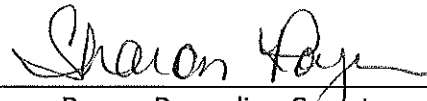
OLD BUSINESS

Zoning Ordinance: Mrs. Royer gave the Planning Commission members copies of the latest version of the use chart and definitions left by Mr. Anderson. Mr. Capriani noted that the Board of Supervisors will be looking for a replacement for Mr. Anderson in the next months. He asked the Planning Commission where they were currently with the document and what they feel would be a realistic time frame to be completed with the document. The Board noted that they feel that it is critical that all of the necessary definitions are covered and are consistent in the document. A cross check also needs to be done to make sure that all of the uses in the use chart are carried back to the district charts. The Board noted that they felt that this task could be completed in three meetings. Mr. Capriani noted that Mr. Herr is available to assist in completing this document. The Board noted that in the spring at the joint meeting with the Planning Commission, Supervisors and Mr. Herr that he indicated that he wasn't interested in being involved in this undertaking anymore. Mr. Capriani noted that this time of year is his down time and that he is available. It was also mentioned that Mr. Wise has spoken with the County Planning Office and that they are willing to review the draft document for the Township. The Board noted that they feel that the document is pretty well complete with the exception of

this final cross check and that it may make more sense to have them complete the document, send it to the County Planning Office and then if there are areas that the County finds missing to have Mr. Herr involved. A meeting with the Planning Commission and Board of Supervisors could be held in March to work on the Zoning Map. Mr. Capriani noted that he felt that this timeline would be workable and thanked the Board for all of their continued efforts.

ADJOURNMENT

The meeting was adjourned the time being 7:53 p.m.



Sharon Royer, Recording Secretary