

## **Benner Township Planning Commission**

### **January 12, 2023**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Willis Houser. Board members also in attendance were Randy Moyer, Lee Copper and Jim Lanning. Members absent were Judd Mantz, Lynn Chaplin and Rick Weaver. Also in attendance were Pat Ward, Asif Khatri, Dave Capparella and Sharon Royer.

#### **REORGANIZATION OF THE BOARD**

Mr. Moyer moved to keep the Board's organization the same as it was in the previous year.

*Chairman* – Willis Houser; *V. Chairman* – Randy Moyer; *Secretary* – Lee Copper

Mr. Copper seconded the motion.

Vote: Mr. Moyer – yes

Mr. Copper – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Ms. Chaplin – absent

Mr. Weaver – absent

#### **MINUTES**

The minutes of October 13, 2022, were presented to the Board for their review and comments. Mr.

Houser moved to approve the minutes as presented. Mr. Copper seconded the motion.

Vote: Mr. Moyer – yes

Mr. Copper – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Ms. Chaplin – absent

Mr. Weaver – absent

#### **PERSONS TO ADDRESS THE BOARD**

**David Capperella:** Mr. Capperella noted that he purchased tax parcel 12-003-160A which is located at the corner of the Benner Pike and Paradise Hill Road with the address of 116 Paradise Road. The parcel is 1.72 acres in size. He noted that the parcel is currently zoned Forested Conservation and would like to have it rezoned to Commercial, noting that Commercial is right across the street and that the parcel is at a signalized intersection. Mr. Lanning asked what proposed use Mr. Capperella had in mind for the property. He responded some type of retail business. Mr. Moyer moved to pass the recommendation on to allow the property to be rezoned. Mr. Copper seconded the motion.

Vote: Mr. Moyer – yes

Mr. Copper – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Ms. Chaplin – absent

Mr. Weaver – absent

**Pat Ward/Asif Khatri Cascade Land Development Project:** Mr. Ward presented the proposed land development plan for the Cascade to the Planning Commission. It was noted that this is a proposed mix use development. Commercial uses are to be on the bottom floor with residential on top. Mr. Khatri noted that he has changed his mind and wishes to have mini storage on all of the buildings on the first floor instead of other commercial uses. The various review letters were presented to the members of the Planning Commission from the Zoning Officer, Mike Lesniak; Township Engineer, Don Franson; Township Traffic Engineer, Rob Watts and Centre County Planning Office, Chris Schnure. Questions were asked about where children will play in the development, where would the buses go to pick up and drop off children for school. Concerns were noted regarding the location and type of sidewalks were being proposed. Mr. Moyer noted that in other storage unit facilities fencing is required. He noted that this will need to be looked at to see if this is in fact a requirement. Board members expressed concerns with the residential and commercial activities being on the same level the way the development is being laid out cascading. Mr. Kahtri noted that he plans to construct everything in one phase. Mr. Houser

noted that he also sits on the Spring Benner Walker Joint Sewer Authority and he doesn't believe that the authority would approve all of the EDUs for this project in one shot, that they would require phasing and suggested that they call the office and check on this. Concerns were noted by Board members on the flow of traffic in and around the proposed development with larger vehicles coming in to unload items into the storage units and then having to turn around to get back out. Mr. Moyer noted that with both residential and storage units sharing the same road areas it may make sense to have some type of divider installed to keep the areas segregated. The Board noted that they would like feedback from the Zoning Officer on the new proposal of all storage units before they proceed with their review.

#### **ADJOURNMENT**

Mr. Moyer moved to adjourn the meeting the time being 7:51 p.m. Mr. Copper seconded the motion.

Vote: Mr. Moyer – yes

Mr. Copper – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Ms. Chaplin – absent

Mr. Weaver – absent

A handwritten signature in black ink, appearing to read "Sharon Royer", written over a horizontal line.

Sharon Royer, Recording Secretary