

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 14, 2016**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 PM by the Chairman, Nate Campbell who led the meeting with the Pledge of Allegiance.

ATTENDANCE

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

Members absent: Greg Jeffries, Sherry Dawn Jackson

Others present: Sign-in Sheet attached to minutes

MINUTES

The minutes from the June 23, 2016 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes with a correction that Sullivan's Mini Storage is in Penn Eagle Industrial Park, not Benner Commerce Park. Mr. Kurtz seconded the motion. All voted in favor.

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

PERSONS TO ADDRESS THE BOARD:

None

NOTES:

The proposed State Police Barracks to be located in Benner Commerce Park presented a Final Land Development Plan for signatures. Mr. Swartzell made a motion to have the signatures placed upon the plan, seconded by Mr. Houser, with all voting in favor.

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

NEW BUSINESS:

1. A Future Land Use Map was presented that the County had prepared. Mr. Anderson offered concerns over the proposed changes, which appear to be based upon a future zoning map. We had discussed a Future Land Use Map back in January, which was based mostly upon the existing Future Land Use Map in the Comprehensive Plan combined with the existing land uses. The one presented represents some drastic changes, which include more residential along Spring Creek, Commercial in the Benner Commerce Park, and industrial properties in Pleasant Gap. Mr. Kurtz and Mr. Anderson would speak with the County about the proposal and try to get the map more accurately representative of the future of the Township.

2. Presentation was made by Nate Campbell regarding the proposed YMCA showing proposals for their development of a facility and what it might contain. The Y is asking for a letter of support which could help with funding and grants. Motion was made by Mr. Swartzell, seconded by Mr. Houser, with all voting in favor (for Nate to draft a letter of support).

CONTINUING BUSINESS:

1. The Planning Commission continued its review of the Zoning Ordinance. Discussion continued with the language and bulk requirements for Commercial and Industrial Zones. Some minor corrections or modifications were proposed and agreed to. Next meeting should continue with use requirements or general requirements.

COMMITTEE REPORTS:

1. Zoning Officer report

Mr. Anderson summarized the recent permits issued (4 in June), A class that he attended on "the evolving law of planning", an update on the Biosolid ordinance and its legality.

CORRESPONDENCE:

None

ADJOURN: The meeting adjourned at 8:25 PM

Respectfully submitted by:
Christopher Anderson, Zoning Officer
By listening to the tape of the recorded meeting.