

Benner Township Supervisors
Benner Township Planning Commission
July 21, 2014
Work Session

The joint work session was called to order at 7:00 p.m. by the Chairman, David Wise with board member Randy Moyer present. Members of the Planning Commission that were present included Willis Houser, Jim Swartzell, Nate Campbell, Genny Robine and Paul Kurtz. Also in attendance were Lindsay Schoch, Don Franson, Sharon Royer, Rick Smith, Patty Smith, Ken Weaver, Sandy Weaver, Jeff McDowel, Thomas Berner, Paulette Berner, Elloitt McLaughlin, and Larry Briody.

PERSONS TO ADDRESS THE BOARD

Opequon Hills Home Owners Association: Members of the Opequon Hills Home Owners Association were present to discuss with the Board the problems that they have been having with the current owner of Opequon Hills. Members noted that there is numerous areas where residents are having issues with stormwater. There are currently 8 units experiencing various degrees of stormwater problems.

Mr. Franson noted that he and Mr. O'Leary did a walk through of the development's streets approximately two months ago to give Mr. Harford a punch list of items that needed to be done prior to the street dedication and haven't heard back from him since. The Board noted that the deadline for the street dedication for liquid fuels for the year is rapidly approaching.

Mr. Franson noted that there are items that the Board may be able to have addressed and that there are others that are issues between the developer/home builder and the residents. The Board asked that the residents make a list including the property owners name, address and issue so that the problems can be looked at and determined which category they fall into.

Residents asked if the Township could withhold permits as a means of getting Trubuild's attention to complete the work. The Board noted that it may be possible but that they would need to consult with the Township's attorney. It was suggested that if large amounts of mud is an issue that the Centre County Conservation District could be contacted if see if any additional silt fence, etc. should be put into place. The Board noted that since this developer took over for the last and that he paved the remaining streets that the township no longer holds any surety on the subdivision itself. Mrs. Schoch noted that she does have several checks that she is holding that represents surety for landscaping that needs completed at several properties that Mr. Harford has built.

Residents noted that they would compile the list as previously discussed at tonight's meeting and get it to the township office.

Benner Township Planning Commission: The Planning Commission members noted that they have completed their review of the Benner Township Zoning Ordinance. Mr. Campbell reported that 180 pages of the ordinance has been cut from the document.

Most of the changes involved removing duplicated materials or items that were addressed in other ordinances. An example of this duplication is stormwater. Some new uses that didn't seem to exist when the ordinance was written has been added to the document. Examples of these include marcellus shale uses and powder coating processing. The Ordinance was also reorganized so as to make the

document more user friendly and not having to turn to several areas of the document to find the information that one is seeking.

The Board noted that with the size of the document, that they will need time to review the revised document.

Mrs. Robine suggested that the Board take their time reviewing the document and the changes that were made. It is suggested that the Zoning Ordinance be reviewed every 10 years and we have only had this document for 5 allowing for an additional 5 years to complete the review/revision/re-adoption. Mrs. Robine also suggested that Well/Borehole regulations be added to the Zoning Ordinance as Benner Township is one of the only township's in the area that haven't adopted such regulations.

A clean version of the revised document as well as a copy showing where the changes were made were given to each Board member.

ADJOURNMENT

The work session was adjourned the time being 8:25 p.m.

Sharon Royer, Secretary