

**Benner Township Planning Commission
July 26, 2018**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Vice Chairman, Paul Kurtz with members Sherry Dawn Jackson, Willis Houser and Anthony Gallucci present. Members Nate Campbell, Jim Swartzell and Lee Copper were absent. Also in attendance were Sharon Royer, David Wise, Tom Eby and Shirley Gryczuk.

MINUTES

The minutes of July 5, 2018, were presented to the Board for their review and comments. Mr. Houser moved to approve the minutes as presented. Mr. Gallucci seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Tom Eby: Mr. Eby noted that he was present this evening representing the Benner Township Water Authority. Mr. Eby noted that the Water Authority is seeking any information from the Planning Commission on where they anticipate that development will be occurring in the next 5 to 10 years, as they are trying to plan for the future water needs.

It was noted that the Grove Park water system is testing high for nitrates. Current levels are approximately 8.5. Once the well tests at 10 the water must be treated. He noted that a filtration system for this water supply could cost around two million dollars plus the upkeep involved. He noted that other possible solutions for the high nitrate levels that are being investigated are to a) drill the existing well deeper b) drill an additional well c) interconnect this well with the Hampton Hills/Opequon water system.

The Planning Commission noted that they were not aware of any new developments being proposed at this time that currently wouldn't already have a water supply, ie. Berks at Nittany Glenn, Benner Commerce Park, development along the Benner Pike. Mrs. Royer noted that Mrs. Grove mentioned that they were retiring and would be selling off their farm equipment in the fall however, she didn't say what, if any, plans that they had for the remainder of their land.

Mr. Wise noted that the availability of water usually causes more development to occur and at a higher density.

Mr. Eby thanked the Planning Commission for their time and asked them that if they became aware of any discussion of development to let the Water Authority know of it.

NEW BUSINESS

Zoning for the Village of Nittany Glen: It was once again noted that Berks Homes purchased the remainder of the Village of Nittany Glen and wants to build stick built homes on the property. Three potential ideas to accommodate this request are outlined below with a pro and con list that can be added to.

BERKS AT NITTANY GLEN

OPTION "A"	OPTION "B"	OPTION "C"
Amend the MHP Zoning District to allow for stick built homes.	Rezone the entire tract to R-2 and amend the R-2 Zoning District to allow for the size lots and setbacks that exist currently throughout Nittany Glen.	Create a new R-3 Zoning District and zone this entire tract (front and rear) this zone.
<p>CONS:</p> <p>*This would allow for stick built homes not only in Nittany Glen, but also in Continental Courts. Mobile homes could potentially be forced out and hence eliminate affordable housing in the township.</p> <p>*Goes against what MHP was established for as property is to be owned by one owner.</p>	<p>CONS:</p> <p>*This would allow smaller lots on all of the R-2 Zoned parcels.</p>	<p>CONS:</p> <p>*Other property owners could asked to be rezoned to this R-3 Zone.</p>
<p>PROS:</p>	<p>PROS:</p> <p>*This would make the development conforming to the use regulations on lot sizes and setbacks.</p>	<p>PROS:</p> <p>*Nothing would really change in the Nittany Glen Development. (Lot sizes and setbacks would stay as is as they are already approved on the preliminary plan under MHP zoning.)</p> <p>*People who are currently living in the development purchased with the understanding that there would be this density in the development.</p> <p>*Manufactured Home Park Zoning would stay as is only allowing for manufactured homes. No worries about eliminating affordable housing.</p> <p>*Properties that will be zoned R-2 will continue to have the larger lot sizes.</p> <p>*In order to be considered to be rezoned to R-3 the property would be required to have both public water and public sewer.</p>

A comparison chart for single family detached dwellings with both public water and sewer in the various zoning districts under the proposed draft zoning ordinance were provided to the Planning Commission.

	MHP	RR	R-2	Proposed R-3
Maximum Permitted Density (DU/net ac.)			4	
Minimum Required Lot Area	7,500 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.
Minimum Required Lot Width at building setback	Not specified.	85'	90'	60'
Minimum Required Lot Width at lot frontage	60'	85'	75'	60'
Required Minimum yard setbacks (FRONT)	20'	35'	35'	20'
Required Minimum yard setbacks (SIDE)	10'	15'	10'	10'
Required Minimum yard setbacks (REAR)	10'	30'	30'	10'
Maximum Permitted impervious lot coverage	50%	35%	45%	50%
Maximum Permitted building height	35'	35'	35'	35'

Discussion was held on the various options. It was noted that the roads in this development are private and are maintained with Condo Association fees. Some Planning Commission members expressed concerns with two story stick built homes being built in the development that is currently all ranch homes. Mrs. Royer noted that in the current MHP Zoning District that the maximum height allowed is 35' so technically a two story "Haven Home" type of modular home could have been assembled in this development and would have met the zoning requirements. It is Supervisor Moyer's suggestion that the proposed R-2 Zoning District be duplicated and made R-3 with the exception of the lot sizes for the single family detached dwellings. The lot requirements for single family detached dwellings would be the same as they were in the existing MHP zoning district. More discussion was held. The Planning Commission noted that they would prefer that the entire tract be rezoned R-3 and that only single family detached homes be built in this district. It was noted that currently the front half of the Nittany Glen parcel is zoned R-2 and allows for duplexes and townhomes. This was done several years ago at the asking of the then property owner, The McKee Group. The planning commission concluded that they feel that the R-3 zone should only allow for the single family detached homes noting that the Township has been told by the new property owner that that is what they wish to construct.

Zoning Ordinance: Mr. Wise noted that the Final/Final draft of the Zoning Ordinance should be complete to start the official adoption process in a few weeks. It was noted that after the first pass it was found that several listed definitions were not located in the use chart. Mrs. Royer prepared a chart of those uses for the Planning Commission to determine in which zoning district they feel that they should be placed. The Planning Commission completed the review of the list.

ADJOURNMENT

The meeting was adjourned the time being 8:43 p.m.


Sharon Royer, Recording Secretary