

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 28, 2016**

CALL TO ORDER

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

ATTENDANCE

Members present: Sherry Dawn Jackson, Paul Kurtz, Jim Swartzell, Lee Copper

Members absent: Nate Campbell, Willis Houser

Member not accounted for: Greg Jeffries (due to resignation)

Others present: Sign-in Sheet attached to minutes

MINUTES

The minutes from the July 14, 2016 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes with a correction that a sentence on the second page needed a capital letter at the beginning. Mr. Copper seconded the motion. All voted in favor.

Vote: Ms. Jackson - yes Mr. Swartzell - yes
 Mr. Kurtz - yes Mr. Copper - yes

PERSONS TO ADDRESS THE BOARD:

Mike Sullivan of Sullivan's Mini Storage made a request for conditional approval of Phase VI, building 7 at the mini storage location in Penn Eagle Commerce Park. Mr. Kurtz asked about stormwater issues, Mr. Sullivan noted that rain gardens would be installed. Mr. Anderson noted that stormwater had not received official approval, but that these issues were being worked out between Mr. Sullivan's engineer and the Township Engineer. Mr. Swartzell made a motion to grant the conditional approval pending all comments were addressed, seconded by Mr. Copper, with all voting in favor.

Vote: Ms. Jackson - yes Mr. Swartzell - yes
 Mr. Kurtz - yes Mr. Copper - yes

NOTES:

None

COMMITTEE REPORTS:

1. Zoning Officer report

Mr. Anderson summarized the recent permits issued (9 in July), and other project updates as presented to the Nittany Valley Joint Planning Commission on July 21, 2016.

2. Paul reviewed the recent NVJPC meeting, which included a presentation by Dr. Clair, John Sepp and David Wise on a proposed project along Shiloh Road that would require sewer service. The NVJPC is drafting a letter in support of the area being serviced by the University Area Joint Authority instead of

the Spring, Benner Walker Joint Authority due to the location, the distance and cost of extending service from SBWJA, and the potential environmental risks associated with SBWJA providing service to this area.

NEW BUSINESS:

None

CONTINUING BUSINESS:

1. The Planning Commission continued its review of the Zoning Ordinance. Discussion continued with the language of the Specific Use Regulations listed in Chapter XIII. Some minor corrections or modifications were proposed and agreed to, including removing the first line in each use (which identifies the specific Zones which the use could be located in), removing the roman numerals and making them numbers, and general word-smithing to shorten the text. Next meeting should continue with use chart.

CORRESPONDENCE:

None

ADJOURN: The meeting adjourned at 8:00 PM

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