

Benner Township Planning Commission

July 5, 2018

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

PLEDGE OF ALLEGIANCE

Those present recited the pledge of allegiance.

MINUTES

The minutes of March 22, 2018, were presented to the Board for their review and comments. Mr. Kurtz moved to approve the minutes as presented. Mrs. Jackson seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Chad Stafford – Penn Terra Engineering:

Village of Nittany Glen Phase III B.2, III-C, III D.1, and III D.2 Final Plan: Mrs. Royer noted that all of the comments for this next phase of the Manufactured Home Park has been addressed and that surety for this plan has been posted so that the plan may be recorded. The plan before the Board is for an additional 30 lots. It was noted that the remainder of the development has been sold to Berks Homes. The streets in the development are private and will remain that way. Mr. Stafford noted that as he understands it that development will remain a condo community. Mr. Stafford noted that it is Berks’ desire to stick build homes and at a meeting last week they noted that they would like to put full foundations under the homes. Discussion was held. Mr. Gallucci moved to approve the Village of Nittany Glen Phase III B.2, III-C, III D.1, and III D.2 Final Plan. Mr. Kurtz seconded the motion.

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

Sewage Planning Module for Rodgers Subdivision (Rishel Hill Road): The Sewage Planning Module was presented for approval. It was noted that two lots are being subdivided off of the residue tract. Mr. Herr has performed the soil tests needed for the sewage planning module. Mr. Kurtz moved to approve the sewage planning module for the Rodgers Subdivision. Mr. Houser seconded the motion.

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

NEW BUSINESS

Tomco Sewage Planning Module: The Board is in receipt of a sewage planning module for the Tomco Subdivision. It was noted that a 10.234 acre lot is being proposed to be taken off of the 157.841 parent tract. The son of the Tomco’s plans to build a home on this lot. It was noted that Mr. Herr has completed the

necessary soil testing for the planning module. Mr. Kurtz moved to approve the Tomco Sewage Planning Module. Mr. Gallucci seconded the motion.

Vote: Mrs. Jackson – yes

Mr. Houser – yes

Mr. Kurtz – yes

Mr. Gallucci – yes

Mr. Campbell – yes

Mr. Copper – absent

Mr. Swartzell – absent

Zoning Ordinance Amendment Village of Nittany Glen: As was discussed in the meeting earlier, Berks Homes has purchased Nittany Glen. It is their desire to stick build houses of similar size and character as the manufactured homes currently in the development. And as we have now learned this evening they want to construct full foundations under the homes. Much discussion was held. It was noted that this type of construction doesn't fall within the definition of manufactured homes. Board members questioned what was to stop Berks from combining lots together in future phases of the development and building larger homes or even two story homes once the stick building begins. Members noted that they didn't have anything against what Berks wanted to do but doesn't believe that it fits in a "Manufactured Home Park". Discussion that perhaps a new zoning district should be created that would deal with them since they are kind of a different type of development. They have their own private amenities, the roads are private, it is a condo community and the lots are small. Concerns were also shared about if stick build construction was allowed in the Manufactured Home Park what could potentially happen in the Township's other Manufactured Home Parks. It was decided to ask Mr. Jacobs of the County Planning Office if he had any suggestions on how this could best be handled.

NOTES

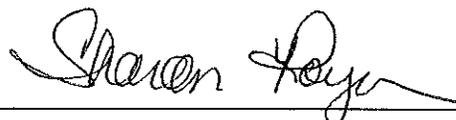
*Mr. Wise noted that there is interest in building a motel on the lands of Dr. Clair along Shiloh Road. Which Authority will be providing the public sewer will once again become a topic to resolve so that the plans can proceed.

*Mrs. Royer noted that Nextera Energy plans to come to the Board of Supervisors next meeting to discuss a potential project. It was noted that they specialize in Solar energy.

*Mrs. Royer noted that Penn State administration was in and discussed that they may potentially want to locate a second test track in the Township. Mr. Wise noted that they told them that they would prefer it to be located near the one they already have. The Federal Highway Administration is also partnering in this project.

ADJOURNMENT

The meeting was adjourned the time being 8:55 p.m.



Sharon Royer, Recording Secretary