

BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 23, 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.

Members absent: Greg Jeffries, Sherry Dawn Jackson, Lee Copper

Others present: Sign-in Sheet attached to minutes

MINUTES

The minutes from the May 26, 2016 meeting were presented for approval. Mr. Houser made a motion to approve the minutes. Mr. Kurtz seconded the motion. All voted in favor.

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

PERSONS TO ADDRESS THE BOARD:

Mr. Sam Runk had applied to be heard by the Board earlier in the week, but was unable to attend the meeting. He wanted to raise awareness over property maintenance or the lack thereof on certain properties.

NEW BUSINESS:

1. A conditional Use hearing for a proposal that would involve storage facilities located at 2197 High Tech Road. Mr. Jeff Byers described what they plan to do in association with Handy Delivery. The proposal includes concepts for recreational vehicle storage, mini-warehousing, or warehouse for business. Questions were raised regarding impervious coverage, traffic, fencing, and lighting, which would all be specifically addressed during any site plan review. Mr. Swartzell made a motion to recommend approval, seconded by Mr. Kurtz, with all voting in favor.

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

NOTES:

The Hartman Group had delivered a final plan which required signatures. Mr. Swartzell made a motion to have the signatures placed upon the plan, seconded by Mr. Kurtz, with all voting in favor.

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

CONTINUING BUSINESS:

1. The Planning Commission continued its review of the Zoning Ordinance. Mr. Anderson presented several visual aids which show how property could be developed using the ideals discussed in the RR Zoning District, which conform to the ideals of conservation subdivision design. The examples showed conventional design, and a hypothetical property developed using varying densities and open space.

Discussion continued with the R-2, Multi-family Zoning District.

COMMITTEE REPORTS:

1. Zoning Officer report

Mr. Anderson summarized the recent permits issued (4 so far in June), A class that he attended on "the evolving law of planning", presented thoughts on working with the Attorney General's Office to get a list of bio-solids cases, and the discussion of the ACRE law at the Benner Township Water Authority meeting. It was noted that our next meeting will move on to the Commercial chapter, and maybe the industrial chapter.

CORRESPONDENCE:

1. Sullivan's Mini-Storage described a proposal for an additional building at their location in the Benner Commerce Park.

ADJOURN: The meeting adjourned at 8:05 PM

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