

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 13, 2014**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by Nate Campbell, Chairman, at the Benner Township Municipal Building.

ATTENDANCE

Members present: Nate Campbell, Genevieve Robine, Paul Kurtz, Lee Copper, Mike Anthony, and Willis Houser

Members absent: Jim Swartzell

MINUTES

The minutes from the February 27, 2014 meeting were presented for approval. Mrs. Robine made the motion to approve the minutes Mr. Swartzell seconded the motion.

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|-------|-----------------|------------------|----------------|---------------|
| Vote: | Mrs. Robine-yes | Mr. Campbell-yes | Mr. Copper-yes | Mr. Kurtz-yes |
| | Mr. Houser-yes | Mr. Anthony-yes | | |

PERSONS TO ADDRESS THE BOARD: No persons were present to address the Planning Commission

COMMITTEE REPORTS:

Mrs. Robine indicated she will be attending a bus trip sponsored by the Spring Creek Watershed Commission. This will be a tour of different types of Stormwater Systems in the County.

Mr. Campbell reported the next DEP Roundtable meeting will be the 40th consecutive meeting and is being held on April 21.

Nittany Valley Joint Planning Commission meets on March 20, 2014 at the Spring Township Building

NEW BUSINESS:

1. Conditional Use Application Request-Michael T. Sullivan

The property is located on Lot 24R in the Penn Eagle Industrial Park.

Currently a mini-storage facility exists on the property. Mr. Sullivan is now proposing to construct a sixth mini-storage building with dimensions of 300' x 40'.

The Planning Commission feels they are just continuing the use that already exists and has no issues with the project to move forward.

Mr. Anothony made the motion to move the Conditional Use on to the Board of Supervisors, Mr. Kurtz seconded the motion.

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|-------|-----------------|------------------|----------------|---------------|
| Vote: | Mrs. Robine-yes | Mr. Campbell-yes | Mr. Copper-yes | Mr. Kurtz-yes |
| | Mr. Houser-yes | Mr. Anthony-yes | | |

OLD BUSINESS:

1. Zoning Ordinance Amendment

The Planning Commission Reviewed Articles I and II of the Zoning Ordinance in detail. The following is an overview of the comments and questions the Planning Commission had:

Article I:

Mrs. Robine asked how the definitions were reviewed?

Mrs. Schoch indicated that she reviewed the definitions in detail and removed any that are not contained within the Ordinance.

Mr. Campbell asked if the definitions need to be consistent with the Nittany Valley Joint Comprehensive Plan?

Mrs. Schoch indicated that the Goals and Objectives in the Comprehensive Plan are consistent with the Zoning Ordinances in the Nittany Valley Region, and they provide the rational for sharing uses across municipal boundaries.

Mr. Kurtz asked if there was a statement in the Zoning Ordinance that references the Nittany Valley Joint Comprehensive Plan. After looking into the Ordinance, it was confirmed that the statement exists.

Mrs. Schoch also noted that the County Planning Office and the Nittany Valley Joint Planning Commission will be reviewing the proposed Amendment and will offer their input on whether the proposed Amendment is consistent.

Mrs. Robine noted that the definitions for Net Lot Area and Lot Area are identical.

Mrs. Schoch said she would delete Net Lot Area.

Caterers, Bakers, and Confectioners are not a provided use within the Ordinance, but they are defined, the Planning Commission wants to consider this use throughout the Township.

Mrs. Schoch noted that she considered deleting all of the lighting references since she is proposing to take most of that section found further in the Ordinance out, keeping just the necessary information.

The Planning Commission feels those definitions should stay until that section of the Ordinance is reviewed in detail.

Mrs. Robine discussed domestic compost and that it needs to be referenced somewhere in the ordinance.

Mr. Anthony feels Laboratories should be included in the Ordinance as a permitted use.

Recycling Facilities and Recycling Collection Facilities should also be a permitted use.

Article II:

Mr. Campbell discussed Bed and Breakfast and feels the Township still needs to ensure they are abiding by the regulations set forth.

The Planning Commission agreed and feels that all of the Conditional Uses the Ordinance currently has in place should remain in place.

It was also noted by the Planning Commission that any information in the Ordinance that is already contained within the Subdivision and Land Development Ordinance should have a statement indicating so.

Mr. Kurtz noticed a table in Article III on page 191 (Parking Regulations) has the minimum and maximum requirements switched, they should be maximum 3 and minimum 4.

CORRESPONDENCE: None

NOTES: None

ADJOURN

With all business complete, Mr. Anthony made a motion to adjourn the meeting at 8:40 PM.

Respectfully submitted by:

Lindsay Schoch, Zoning Officer