

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 27, 2014**

CALL TO ORDER

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

ATTENDANCE

Members present: Paul Kurtz, Genevieve Robine, Jim Swartzell, Lee Copper, and Willis Houser

Members absent: Mike Anthony

MINUTES

The minutes from the March 13, 2014 meeting were presented for approval. Mrs. Robine made the motion to approve the minutes Mr. Copper seconded the motion.

Vote: Mrs. Robine-yes Mr. Swartzell-yes Mr. Copper-yes Mr. Kurtz-yes
 Mr. Houser-yes

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

COMMITTEE REPORTS:

Mrs. Robine reported that Mr. Todd Gittings from PA Rural Water gave a bus tour to investigate stormwater facilities, some of which are located in Benner Township, mentioning an award was given for improvement in the Stormwater along I-99.

Mrs. Robine indicated that discussion was held regarding Planning Commission Members and local governments and the actions they should take to look for ways to foster stormwater.

Mr. Swartzell reported on the Airport Authority, indicating that a parking lot is being discussed between the FedEx Property and the end of the runway, and possibly making the proposed Airport Parking lot (across Fox Hill Road) a later Phase of development.

He also reported that there will be an open house on April 2, 2014 for the Public to view the Master Plan.

Mr. Kurtz reported on the Nittany Valley Joint Planning Commission meeting held on March 20.

The Planning Commission elected new officers, discussed Assisted Rental Housing Units and Economic Development.

Mr. Kurtz asked the Planning Commission to start to consider how we define "affordable".

The Planning Commission was also asked to consider what Core Issues exist in the Region and in the Township concerning Economic Development. Mrs. Schoch noted she will include it on an upcoming agenda.

Mr. Kurtz also brought up what the Township does for mother-in-law suites and asked for us to consider those in the Zoning Ordinance Amendment.

NEW BUSINESS:

OLD BUSINESS:

1. Zoning Ordinance Amendment

The Planning Commission began their review of Article III of the Zoning Ordinance. The following is an overview of the comments and questions the Planning Commission had:

Article III:

The first three sections are discussed in the Street Standards Ordinance. Mrs. Schoch informed the Planning Commission that the Ordinance will be reviewed with the Township Engineer prior to being finalized.

Mr. Swartzell discussed Section 305.6 - Fences and Walls and feels that cars should be added to this list.

Mr. Houser feels that the grading plans for single family dwellings should be required, or at least require something be approved by the County Conservation District.

Mr. Kurtz feels some lighting standards should remain to protect neighbors from lighting nuisances.

Mr. Swartzell, along with the other members of the Planning Commission feel that the Ordinance has too many sections to flip back and forth through and it should be more straight forward and easy to read.

Parking Standards were reviewed in detail and to follow-up with Mrs. Robine's report from the Stormwater Management Bus Tour, it was determined to include the following into Section 312.5

"all parking lots shall be constructed and maintained with a dust-free paved surface capable of supporting the maximum gross weight vehicle permitted in the lot without permanent plastic deformation of the surface"

This should assist with the Township in making an effort to foster stormwater.

The Planning Commission stopped their review at Section 315 and will continue at the next scheduled meeting.

CORRESPONDENCE: Zoning Decisions Planning Series being held May 6, 2014 at the Ramada Conference Centre in State College from 5:00-9:00.

NOTES:

ADJOURN

With all business complete, Mr. Kurtz made a motion to adjourn the meeting at 9:10 PM.

Respectfully submitted by:

Lindsay Schoch, Zoning Officer