

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 22, 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, Lee Copper, and Willis Houser

Members absent: Mike Anthony, Nate Campbell, Jim Swartzell

MINUTES

The minutes from the May 8, 2014 meeting were presented for approval. Ms. Robine made a motion to approve the minutes as presented. Mr. Copper seconded the motion.

Vote: Mrs. Robine-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:

Ms. Robine represented the Township at the Spring Creek Watershed Commission Meeting. Todd Gittings was present to discuss management of surface water. The main focus was finding a particular project that is going to be accomplished, so the June meeting will be a workshop to discuss what the watershed commission can do to help the County/Watershed Commission to find projects.

What improvements are needed in the area? Ms. Robine can pass these suggestions to on Mark Capraini, the Supervisor representing the Township.

Mr. Kurtz: Rock Road gets flooded when the rains are heavy.

Ms. Robine brought this up at an airport meeting, indicating to them that their stormwater facilities are not working properly.

There are Best Management Practices, Ms. Robine is going to suggest we encourage BMPs, making them know more widely at Township Planning Commission Meetings and encouraging developers to use those BMPs.

NEW BUSINESS: None

OLD BUSINESS:

1. Zoning Ordinance Amendment Process-Article V

The Planning Commission continued the discussion upon the Proposed Zoning Ordinance Amendment. The following is an overview of the comments and questions the Planning Commission had:

Section 502: The Planning Commission agreed to change this "shall" statement to a "may" statement. Noting if you tried to do everything within the realms of this statement it would be a large undertaking.

Section 503.1, 503.2: This section was struck originally, but the Planning Commission wishes to keep this section unless it is specifically stated in the SALDO. Section 503.2 is okay to remove, meaning that a cultural features site plan will only be required if SLDL approval is required, not a Zoning Permit only.

Section 504: Struck, but the Planning Commission wants to double check that this is in the SALDO.

Section 510: Struck, okay since it only just refers to the Floodplain Ordinance.

Section 511: Riparian Buffers: Remove 511.1 (B-J) and 511.2 (A-E), making Section 511.3, the beginning of Section 511.

It was also noted to move the definitions in this Section into the Definition Section of the Ordinance and keep all Definitions noted here under one "Riparian Buffer" Definition.

Section 511.4: The permitted uses by right and by conditional use were cut back, the Planning Commission agreed with the edits.

Section 511. 5: Prohibited Uses in the Riparian Buffer are struck since the uses that are permitted are listed, anything else is just not permitted.

Section 511.7, 511.8, 511.9, 511.10, and 511.11: These were questioned by the Planning Commission and therefore will remain.

Review of Article 5 will continue at the next scheduled Planning Commission Meeting

CORRESPONDENCE: None

NOTES: None

ADJOURN

With all business complete, Mr. Copper moved to adjourn the meeting at 8:15 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer