

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 8, 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, Paul Kurtz, Genevieve Robine, Mike Anthony (late), and Lee Copper
Members absent: Jim Swartzell and Willis Houser

MINUTES

The minutes from the April 10, 2014 meeting were presented for approval. Mrs. Schoch noted she would remove the statement under Committee Reports that indicated Mr. Campbell attended the DEP Roundtable Meeting since he attended the meeting after the April 10, 2014 Planning Commission meeting. Mr. Kurtz made a motion to accept the minutes, Mr. Copper seconded the motion.

Vote: Mrs. Robine-yes Mr. Copper-yes Mr. Kurtz-yes Mr. Campbell-yes

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

COMMITTEE REPORTS:

Mr. Campbell attended the DEP Round Table Meeting, it was the 120th consecutive meeting and the 30th year in a row. The Chairman and Vice-Chairman of DEP were present at the meeting.

NEW BUSINESS:

1. Nittany Valley Joint Planning Commission-Economic Development

The NVJPC requests that each Planning Commission discuss Economic Development within their Township and reports back with their input.

The overall consensus of the Planning Commission was they feel we are in good shape in Benner Township. We have had a few new businesses come in since the economic downfall. Also they felt that Graystone Courts on the Benner Pike may spur more economic development in that area. So overall, there is nothing hindering economic development within the Township.

2. Nittany Valley Joint Planning Commission-Affordable Housing

The NVJPC requests that each Planning Commission discuss what our idea of "Affordable Housing" is then bring back to the NVJPC Meeting with thoughts.

A brief discussion was held concerning this definition.

Mr. Kurtz suggested maybe define Affordable as those in the 25th percentile and below of the income levels.

Mr. Copper suggested even lower at 15%.

Overall the Planning Commission members felt that this definition differs by Municipality, but also stated that if people cannot afford a house, maybe they cannot afford a car, so public transportation plays a big role as well.

OLD BUSINESS:

1. Zoning Ordinance Amendment Process-Article III Continued, Article IV

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:

Public Transit Facilities were discussed, they were first removed, but the Planning Commission felt they should stay since the Fullington Bus Garage acts as a Transit Facility. Also, the Airport Authority has requested that they be defined as something else, not an Airport, since they actually operate the parking areas and the terminals. The Planning Commission agreed that this category suits the Airport Authority.

Section 316 can be removed from the Ordinance since the Township is close to adopting the Septic Management Program.

Section 317: Open Space Requirements, keep entire section

Section 318: Operations and Performance Standards: Modify this section to keep the references to other state and federal regulations.

Section 319: Outdoor Storage and Display Requirements, after a discussion it was determined that the Township has enough space that could potentially allow a Seasonal Event, and that this entire section should be kept.

Section 320: Projections into Yards, keep entire section as is.

Section 322: Leave entire section as is except for cutting Elm Trees and Ash Trees out of the acceptable tree list.

Section 323: Signs. Mrs. Schoch noted that the Township Solicitor feels we should have a separate sign ordinance. No discussion was held on this Section since it has been discussed in the past and the changes are acceptable.

Section 324: Traffic Impact Report: The changes made to this section propose eliminating the information that is repetitive to what PennDOT already requires.

Article IV:

Section 422: Commercial Produce Operations: After a discussion, it was decided to change the definition to read 25% rather than 15% and keeping all of the standards.

Section 428: Dry Cleaners: Keep as a conditional use

Section 423: Keep this as is.

Section 438: Garage Sales. Remove Section 438.6 regarding signs.

Section 440: Break out Health and Fitness Clubs and keep as Use By Right, other three "Social, Fraternal, and Other Private Clubs" keep as Conditional Use with the same conditions as already established.

Section 450: Man-Made Lakes, Dams, Ponds, and Impoundments: Section 450.2 and 450.3 should remain, the rest can be removed since this is covered by other State and Federal Regulations.

Section 454: Medical-Residential Campuses: Include in Highway Commercial and Regional Commercial.

Section 460: Indoor/Outdoor Shooting Ranges: Mrs. Schoch informed the Planning Commission that a person has shown interest in establishing this use in the Agricultural Zoning District and asked if they would want to consider this use in the Ag District. After some discussion, the Planning Commission feels that the Ag District should be for strictly Ag use.

Section 475: Shopping Centers: Move the Parking Table to the Parking Section of the Ordinance.

Mrs. Schoch indicated she will make the changes to the "Draft" Document.

CORRESPONDENCE: The Planning Commission reviewed and Mr. Campbell signed the Component 4A Municipal Planning Agency Review that is required by DEP for the updating of the Act 537 Plan. Mrs. Schoch will submit it to Chuck Herr, SEO as requested.

NOTES: None

ADJOURN

With all business complete, Mr. Anthony moved to adjourn the meeting at 8:44 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer