

Benner Township Planning Commission
March 10, 2022

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Willis Houser with members Lynn Chaplin, Judson Mantz, Randy Moyer, Rick Weaver, Jim Lanning and Lee Copper present. Also in attendance were Matt Harlow, Tony Fructal and Sharon Royer.

ORGANIZATION OF THE BOARD

Chairperson: Randy Moyer moved to nominate Willis Houser as the Chairman of the Planning Commission for 2022. Judson Mantz seconded the nomination.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper – yes	Mr. Houser – yes	

Vice Chairperson: Randy Moyer moved to nominate Lynn Chaplin as the Vice Chairperson of the Planning Commission for 2022. Willis Houser seconded the nomination.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper – yes	Mr. Houser – yes	

Secretary: Randy Moyer moved to nominate Lee Copper as the Secretary of the Planning Commission for 2022. Willis Houser seconded the motion.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper – yes	Mr. Houser – yes	

MINUTES APPROVAL

The minutes of November 23, 2021, were presented to the Board for their review and comments. Mr. Copper noted that on Page 1 of the minutes under outdoor play it should read perimeter not parameter and the same under the section of accessory commercial uses. Mr. Houser moved to approve the minutes with the spelling correction. Mr. Moyer seconded the motion.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper – yes	Mr. Houser – yes	

NEW BUSINESS

Phase 1 Final Plan of Benner Pike Shopping Center: Tony Fructal of Penn Terra Engineering was present to go over the phase1 Final plan of the Benner Pike Shops. It was noted that under Phase 1, the Giant Food Store, fuel pumps, one fast food restaurant and the retail building will be constructed. Mr. Fructal noted that no contracts have been signed for the tenant of the fast food restaurant or retail building.

Mr. Lanning questioned who has been out on site inspecting the work that has been done to date. It was noted that the Conservation District conducts regular site inspections. Mr. Lanning questioned what about the water and sewer lines. It was noted that Spring Benner Walker had someone on site during the sewerline installation. The water supply comes from Bellefonte Borough so it is expected that they handled those inspections.

Mr. Moyer moved to approve the Phase 1 Final Plan of the Benner Pikes Shops. Mr. Weaver seconded the motion.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper – yes	Mr. Houser – yes	

Phase 1 Final Plan Harvest Meadows: Matt Harlow of the ELA Group was present to go over the Phase I Final Plan of Harvest Meadows. Mr. Harlow noted that in Phase 1 there will be 133 fee simple townhomes constructed. The HOA will maintain the sidewalks and yards. It was noted that it is anticipated that construction will begin later this Summer. Mr. Moyer moved to approve the Phase 1 Harvest Meadows Final Plan. Mr. Lanning seconded the motion.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper - yes	Mr. Houser – yes	

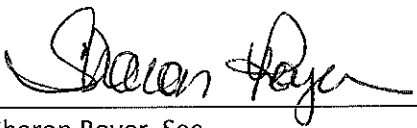
NOTES

Mrs. Royer provided the Planning Commission with an copy of the 2/18/2022 DEP PFAS HSCA investigation update.

ADJOURNMENT

Mr. Houser moved to adjourn the meeting the time being 7:20 p.m. Mr. Moyer seconded the motion.

Vote: Ms. Chaplin – yes	Mr. Mantz – yes	Mr. Moyer – yes	Mr. Weaver – yes
Mr. Lanning – yes	Mr. Copper - yes	Mr. Houser – yes	



Sharon Royer, Sec.