

**Benner Township Supervisors
Work Session
March 11, 2021**

The Work Session was called to order at 8:30 a.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Jim Lanning, Ariana Winder, Brandon Tarr, Gary McEwen, Matt Harlow, Devan Warner, Rod Beard, Nicole Dixon, Mike Lesniak and Sharon Royer.

Mobile Food Vendors: Mr. Lesniak handed out some information that he found from other's ordinances dealing with food vendors. Distances were discussed as to how close the mobile vendors should be allowed to set up/park near permanent food establishments. It was noted that the regulations that were located also included regulations dealing with setting up near schools. Mr. Randy Moyer noted that he would like the regulations to be as simple as possible, if problems arise then amendments can be made. Mr. Lesniak asked the Board to review the information and let him know if there was anything that they thought should not be included so final regulations could be drafted.

Table 7-1 R-2 Zoning Chart: Mr. Randy Moyer noted that he asked representatives from Berks Homes to attend today's meeting so that they could explain what it is that they need. Mrs. Royer questioned when these changes were asked for as this was the first time she was aware of a request being made for the R-2 zoning district with a note on the sketch plan for the Airport Park Subdivision (Dunkelberger) that indicates that the setbacks are proposed and under consideration of the Township. Mr. Warner noted that this change was submitted a couple of times to Mr. R. Moyer. Mr. McEwen passed out a revised zoning chart with red highlighted changes noted on it. The numbers in black are what is currently being proposed and the numbers in red are what they would like to see it changed to. It was noted that at the proposed Dunkelberger track is proposing a cartway width is 26 feet and the road right of way is 50'. Discussion was held that the Township's main concern is to keep vehicles off of the sidewalks and roadways. It was noted that any changes to this won't just effect this proposed development it will be allowed in any R-2 Zoning District. Mr. T. Moyer noted that he doesn't feel that the regulations should be changed. Mr. Lingle noted that he tends to agree with Mr. T. Moyer on changes being made. Mr. R. Moyer questioned what is the objective of the R-2 Zoning District? Mr. McEwen noted it is the depth of the lot that is what concerns them. He noted that in other areas where the lots aren't very deep it doesn't allow for homes to have nice sized decks on the backs of the homes with a yard to play in. Discussion was held concerning the issues that the Township has with the Amberleigh Development and doesn't want to duplicate this situation elsewhere. After much discussion the board agreed to the following changes to the R-2 Zoning chart:

Single Family detached dwellings with both public sewer and public water:

- Minimum Required Lot Area: 8,700 sq. ft.
- Lot width at Building Setback: 75 feet
- Lot width at lot frontage: 75 feet
- Front yard setback: 30 feet
- Side yard setback: 10 feet
- Rear yard setback: 25 feet

Duplex Dwellings with public water and sewer:

- Front yard setback: 30 feet
- Side yard setback: 10 feet
- Rear yard setback: 25 feet

Townhomes:

- Lot width at Building Setback: 20 feet if 24' + wider
- Lot width at lot frontage: 20 feet if 24' + wider

Front yard setback:	35 feet	30 feet
Side yard setback:	15 feet	15 feet
Rear yard setback:	25 feet	25 feet

Signage: All agreed that they felt that the sign regulations were too complicated and could be simplified. The Board asked that Mr. Lesniak and Mr. Beard take a look at other municipalities sign ordinances to see if there was anywhere to make this section less complicated.

Tower Regulations: Ms. Winder and Mr. Tarr distributed material to the Board concerning the section on the Towers in the proposed Zoning Ordinance. It was questioned why much of the regulations that were included in the previous Roth Plan have been relaxed. Specific areas of change were discussed. The board noted that they were unclear as to where this came from and will look into it further.

The Board noted that they will once again hold a work session on March 18 and 19 at 8:00 a.m. to finish up the section on signs, and mobile food vendors.

The work session was adjourned the time being 11:28 a.m.

Sharon Royer, Secretary