

Benner Township Planning Commission
March 12, 2020

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 Randy Moyer, Judson Mantz and Lynn Chaplin present. Member Lee Copper was absent. Also in attendance, were Rick Weaver, Larry Lingle, Warren Miller and Sharon Royer.

MINUTES

The minutes of January 23, 2020, were presented to the Board for their review and comments. Randy Moyer moved to approve the minutes as presented. Judson Mantz seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Warren Miller, Executive Director – SBWJA: Mr. Miller noted that he was present to give he Board a presentation on the Township’s Act 537 Special Study. Mr. Miller noted that ever since I-99 was built through the Township it was suggested that public sewer be accessible in the Shiloh Road exit area as it was contemplated to be a sought after area for commercial type of development. It was noted that this area has always been included in the Township Act 537 Plan. Mr. Miller explained that Spring Benner Walker Joint Authority is designated to be the provider for public sewer in Benner Township.

Mr. Miller noted that approximately two years ago, interest in developing the Shiloh Road area was getting more serious and the Township asked the Authority to once again look at this. The Act 537 plan that was adopted by the Township in 2003 covered most of this area. However, a few homes were missed, therefore DEP required the Township to complete a Special Study. The sewer was talked about being extended to this area in the 2003 plan but it was decided that the township would instead enact a septic management plan. This would allow the on-lot systems to be monitored for issues, and tanks to be pumped until the need for public sewer for commercial development was determined to be needed. The septic management was enacted in 2014. The potential area in the 537 Special Study has completed a pump with walk over inspection as well as a pumping in the first complete cycle of six years. What has been shown as a result of this program, is that there are some problems in this potential public sewer service area. The soils are pretty weak for having on lot systems, there are rock outcroppings, the slopes are steep and some areas are in the flood plain. This Special Study 537 Plan document has been completed by SBWJA and Gwin Dobson Foreman as the Township’s agent. This plan lays out where the lines would be run and properties served.

It was noted that there was a 60 day public comment period time. During that time, approximately 18 comment letters were received and responded to - noting that several people sent in more than one comment letter. It was noted that currently the plan is before County Planning Commission for their review and comments and will be gone over at the Nittany Valley Joint Planning Commission. Mr. Miller noted that this plan meets the Comprehensive Plan of the Township and County.

Mr. Miller noted that there are a few existing smaller lots that cannot be utilized for homes at this time that will become buildable after the sewer line is extended.

Mr. Mantz questioned where the line would run from? Mr. Miller noted that it would begin at the PennDot Building along Shiloh Road and will ultimately end up connecting to the line at the Air National

Guard. Discussion was held as to the difficulties to supply this area with water, as some of the residents felt that if sewer was going to be run that the water should be run at the same time. Mr. Miller noted that there is so much elevation changes in this area that it would be very difficult to supply water from an existing water system to this area.

Mr. Miller noted that it is going to cost about 4 million dollars for this sewer system extension for the 76 EDUs. It was noted that most of the costs for these types of extensions are paid for across the entire sewer service area which consists of approximately 6,700 customers. It was noted that the Sewer Authority is a non-profit and that it is the job of the Authority to protect the waters of the Commonwealth.

Mr. Houser moved to accept the 537 Special Study as presented. Mr. Moyer seconded the motion.

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

NOTES

Mrs. Royer noted that the revised zoning ordinance has been completed and was sent to the surrounding Townships and county for their review and comments. The new revised document is posted on line and its availability for review will be in the Township’s newsletter.

ADJOURNMENT

Mr. Moyer moved to adjourn the meeting the time being 7:29 p.m. Ms. Chaplin seconded the motion.

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

Sharon Royer, Recording Secretary