

Benner Township Planning Commission

March 22, 2018

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Nate Campbell with members Lee Copper, Sherry Dawn Jackson, Willis Houser and Paul Kurtz present. Members Anthony Gallucci and Jim Swartzell were absent. Also in attendance were Tony Fructal, David Wise, Mike Lesniak, Aaron Smith and Sharon Royer.

The pledge of allegiance was recited.

MINUTES

The minutes of February 8, 2018, were presented to the Board for their review and comment. Mr. Kurtz moved to approve the minutes as presented. Mr. Houser seconded the motion.

Vote: Mr. Campbell – yes Mr. Copper – yes Mr. Houser – yes
 Mrs. Jackson – yes Mr. Kurtz – yes Mr. Swartzell –absent
 Mr. Gallucci – absent

PERSONS TO ADDRESS THE BOARD

Aaron Smith – Nittany Engineering:

Sullivan’s Mini Storage Final Plan Phase I: Mr. Smith was present to present the Phase VII Building #8 Final Land Development Plan for Sullivan’s Mini Storage. It was noted that the building has been completed and inspected and found to be ready for signatures and plan recording so that they may occupy the building. Mr. Houser moved to approve the Phase VII Building #8 Final Land Development Plan for Sullivan’s. Mr. Kurtz seconded the motion.

Vote: Mr. Campbell – yes Mr. Copper – yes Mr. Houser – yes
 Mrs. Jackson – yes Mr. Kurtz – yes Mr. Swartzell –absent
 Mr. Gallucci – absent

All Storage Solutions Phase I Final Plan: Mr. Smith was present to present the Phase I Final Plan of All Storage Solutions. It was noted that Phase I includes converting the existing house into an office, and the construction of a 50’ X 240’ RV storage building and a 40’ X 190’ mini storage warehouse building. It was noted that all outstanding engineering items have been addressed as well as the County’s comments. Mr. Kurtz moved to approve the Phase 1 Final Plan for All Storage Solutions. Mr. Copper seconded the motion.

Vote: Mr. Campbell – yes Mr. Copper – yes Mr. Houser – yes
 Mrs. Jackson – yes Mr. Kurtz – yes Mr. Swartzell –absent
 Mr. Gallucci – absent

Tony Fructal – Penn Terra Engineering:

Nittany Express Land Development Plan: Mr. Fructal was present to present the Final Land Development Plan for Nittany Express. Mr. Fructal noted that this is the same plan that the Planning Commission saw a few months ago for the Conditional Use Hearing. This project represents a parking lot for overflow parking for the car rental agencies and a building to house the office and general maintenance for the taxi cab service. It was noted that the comments from the county and the township’s engineer has been addressed. Mr. Campbell moved to approve the final Land Development Plan for Nittany Express. Mr. Kurtz seconded the motion.

Vote: Mr. Campbell – yes
Mrs. Jackson – yes
Mr. Gallucci – absent

Mr. Copper – yes
Mr. Kurtz – yes

Mr. Houser – yes
Mr. Swartzell –absent

Keystone Payroll: Mr. Fructal presented the Planning Commission with the Keystone Payroll Land Development Plan. It was noted that this building is also to be constructed in Airport Park. It was noted that there is sales agreement for CMJ Real Estate to purchase the lot from Copperbeaches. It was noted that Keystone Payroll handles payroll payments and paperwork for a number of companies. Most of the transactions are handled electronically and customers rarely visit the building. The only traffic to the site will be from employees of the company. Mr. Fructal noted that the only remaining item that they are waiting on is the NPDES approval. Mr. Campbell moved to conditionally approve the Keystone Payroll Land Development Plan pending receiving the NPDES approval letter. Mr. Copper seconded the motion.

Vote: Mr. Campbell – yes
Mrs. Jackson – yes
Mr. Gallucci – absent

Mr. Copper – yes
Mr. Kurtz – yes

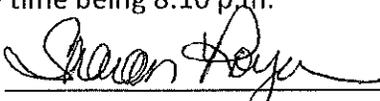
Mr. Houser – yes
Mr. Swartzell –absent

Zoning Officer Introduction: Mr. Wise introduced Michael Lesniak of Penns Valley Code Enforcement Agency as the Township’s new Zoning Officer. Mr. Lesniak provided the Planning Commission with his background information, noting that he is a retired police officer from Rochester, New York. Mr. Lesniak noted that due to the other meetings that he attends with the other township’s that he works for that he will not be able to attend all of the Planning Commission’s meetings. The Board welcomed Mr. Lesniak to the Township.

Zoning Ordinance/Zoning Map: Mr. Wise noted that the draft Zoning Ordinance has been turned over to Mr. Lesniak and the Penns Valley Code Enforcement Agency for their review. It was noted that after a brief review it was found that some sections were incomplete, some uses were not specified, some sections that were referenced in the document didn’t exist. Therefore a much more detailed review will need to take place. It was also determined that retyping the document and formatting it as it went would be a better solution to making sure that nothing was missed. It was anticipated that this could take a few months to complete. Mr. Wise presented the Planning Commission with the proposed Zoning Map. It was noted that not much has really changed with the map. All of the Industrial Zoning Districts in the old ordinance (Light Industrial, Campus Industrial and Airport Industrial) have now been combined into one. The same thing has happened with the Commercial Districts. Very few other changes are being proposed. Those changes were marked on the draft map. The Planning Commission noted that they didn’t see anything objectionable with the proposed map.

ADJOURNMENT

The meeting was adjourned with the time being 8:10 p.m.



Sharon Royer, Recording Secretary