

Benner Township Planning Commission

March 23, 2017

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 Board members Paul Kurtz, Jim Swartzell, Willis Houser, and Sherry-Dawn Jackson present. Mr. Copper was absent. Also in attendance were Chad Stafford, Shirley Gryczuk and Sharon Royer.

The pledge of allegiance was recited.

MINUTES

The minutes of March 9, 2017, were presented to the Board for their review and comments. Paul Kurtz moved that the minutes be approved as presented. Jim Swartzell seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Chad Stafford - Penn Terra Engineering /ARL Sewage Planning Module: Mr. Stafford noted that the original sewage planning module was rejected from DEP requiring additional information on the existing system as well as additional sewage testing to be done. It was noted that the Planning Module Component that is required to be completed by the Planning Commission remains unchanged but must still be reapproved and resigned. Mr. Kurtz moved that the ARL Sewage Planning Module be approved as presented. Mr. Swartzell seconded the motion.

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

OLD BUSINESS

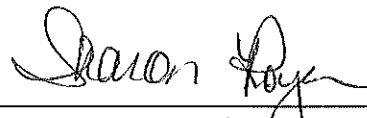
Nittany Valley Comprehensive Plan - Economic Development Chapter Update: The Board members noted that they reviewed the information that was provided to them by Liz Lose and found it to be well put together. The members ask that Mrs. Royer contact Mrs. Lose and let her know that they didn't have any further comments other than what was given to her at the last meeting.

New Zoning Ordinance: Mrs. Royer noted that she took a few hours this afternoon and compared a few of the zoning districts uses listed in the master use chart (that the Planning Commission recently completed their review of) to the charts that are listed at the beginning of each zoning district in the proposed zoning ordinance. She noted that there appears to be a number of uses listed on the master chart that are not listed in the individual zones. Discussion was held. It was noted that a cross check the other way should also be completed to make sure that uses listed in the individual zoning districts are carried back over to the master use chart. In summary, the two different charts must now be merged together. It was also noted that it is unclear as to how many of the changes that the planning commission made that were reflected back to the document. Noting that the most recent saved version of the document was named Version 3.2 CSA but that the cover sheet of the document is still being listed at Draft 3.0 with the date of August 8, 2016. The Board members noted that they would like a copy of the last version of the document to compare to their notes to see if they could determine what changes have in fact been made. The Board noted that they spent extensive time reviewing the zoning document page by page and feel as though the rest of the document should be in decent shape. Mrs. Royer noted that she also went through the use chart that was completed and tried to find definitions for the uses that either weren't defined or needed a clearer definition. Some of the definitions were in the current zoning ordinance, some she found in zoning ordinances of others. Mr. Campbell suggested

that the Board attend the next Supervisors' meeting to let them know where the Board stands with the ordinance.

ADJOURNMENT

The meeting was adjourned the time being 8:20 p.m.

A handwritten signature in cursive script, appearing to read "Sharon Royer".

Sharon Royer, Recording Secretary