

BENNER TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

MARCH 26 2015

CALL TO ORDER

THE REGULARLY SCHEDULED MEETING OF THE BENNER TOWNSHIP PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM BY NATE CAMPBELL, CHARIMAN WHO LEAD THE MEETING WITH THE PLEDGE OF ALLEGIANCE

ATTENDANCE

MEMBERS PRESENT: NATE CAMPBELL, PAUL KURTZ, JIM SWARTZELL, LEE COPPER, WILLIS HOUSER, SHERRY DAWN JACKSON, GREG JEFFRIES

MEMBERS ABSENT: NONE

OTHERS: DAVID WISE, DAVE CAPPERALLA, VERONICA POWELL, JOHN MARCHEK, TODD SMITH

MINUTES: THE MINUTES FROM THE FEBRUARY 26, 2015 MEETING WERE PRESENTED FOR APPROVAL. MR. SWARTZELL MADE THE MOTION TO APPROVE THE MINUTES AS PRESENTED, MR. KURTZ SECONDED THE MOTION.

VOTE: MR. CAMPBELL-YES MR. SWARTZELL-YES MR. COPPER-YES MR. HOUSER-YES

MR. JEFFRIES-YES MS. JACKSON-YES MR. KURTZ-YES

NEW BUSINESS:

- 1. TD2, LLC CONDITIONAL USE APPLICATION: AUTOMOBILE MECHANIC IN HIGHWAY COMMERCIAL ZONING DISTRICT** – MR. CAPARELLA EXPLAINED THAT CENTRE PEACE IS MOVING FROM THEIR CURRENT LOCATION DOWN THE STREET, THE BUILDING HAS 2 PARTS ONE BEING A BLOCK BUILDING THAT WILL BE USED TO HOUSE THE AUTOMOBILE MECHANIC AND THE REMAINING PART WILL BE USED FOR AN UNREALATED REATAIL SPACE. THE PLAN WILL GO THROUGH THE LAND DEVELOPMENT PROCESS AFTER THE SUPERVISORS APPROVE THE CONDITIONAL USE APPLICATION. MR. SWARTZELL MADE THE MOTION TO APPROVE, MR. HOUSER SECONDED.

VOTE: MR. CAMPBELL-YES MR. SWARTZELL-YES MR. COPPER-YES MR. HOUSER-YES

MR. JEFFRIES-YES MS. JACKSON-YES MR. KURTZ-YES

- 2. FINAL LAND DEVELOPMENT –SCI ROCKVIEW ADDITIONS AND ALTERATIONS TO RESTRICTED HOUSING UNIT** – TODD SMITH, ELA GROUP PRESENTED PLANS FOR THE ADDITION TO RESTRICTIVE HOUSING UNIT, ADDITION WILL ADD 1,900 SQ FT ADMIN AREA, 28 NEW CELLS ALL

BUT 6 BEING SINGLE OCCUPANCY, OUTDOOR FENCED EXERCISE AREA, 5 PARKING STALLS WILL BE CREATED ON EXISTING PAVED AREA. TODD STATED THAT NO NEW INMATES WILL BE ADDED THAT THIS IS MORE A TRANSIENT AREA FOR SPECIAL CARE. MR. HOUSER MADE THE MOTION TO APPROVE, MR. SWARTZEL SECONDED.

VOTE: MR. CAMPBELL-YES MR. SWARTZELL-YES MR. COPPER-YES MR. HOUSER-YES
MR. JEFFRIES-YES MS. JACKSON-YES MR. KURTZ-YES

3. PRELIMINARY DISCUSSION OF PROPOSED "DRAFT" ORDINANCE

MUCH DISCUSSION WAS HELD REGARDING THE DRAFT ORDINANCE, MS. SCHOCH PRESENTED OVER 9 PAGES FROM HER REVIEW OF THE DRAFT, MR. KURTZ ALSO PRESENTED A REVIEW OF THE DIFFERENCES BETWEEN THE CURRENT ZONING AND THE DRAFT ZONING. MR. CAMPBELL QUESTIONED IF THE DRAFT ZONING WAS PREPARED FOLLOWING THE COMPREHENSIVE PLAN AND HOW THE NEW ZONING WAS CREATED. MR. CAMPBELL ALSO QUESTIONED IF THIS NEW ZONING WOULD PASS THE NVJPC OR THE COUNTY REVIEWS. MR. CAMPBELL ALSO NOTED THAT TO DATE THE NEW ZONING HAS COST CLOSE TO \$10,000 AND WOULD NEED A LOT OF WORK TO BRING IT TO A LEVEL THAT WOULD BE ACCEPTABLE. MEMBERS DID LIKE THE ORGANIZATIONAL FLOW OF THE DRAFT DOCUMENT AND THE SIMPLER FORMAT. MS. JACKSON QUESTIONED WHY THE TOWNSHIP IS LOOKING FOR NEW ZONING AT ALL. MR. KURTZ NOTED THAT THE USAGES IN THE ZONES ARE DIFFERENT THAN WHAT WE CURRENTLY HAVE, INCLUDING HAVING JUST ONE RESIDENTIAL ZONE, ALLOWING UNCOMPATIBLE USES IN CLOSE PROXIMITY TO EACH OTHER. MS. JACKSON STATED SHE THOUGHT THE NEW ZONING WOULD CAUSE MORE ISSUES FOR THE TOWNSHIP. MR. CAMPBELL ALSO QUESTIONED THE CHANGES TO THE ZONING MAP AND WHY THE MAP CHANGES WERE MADE. OVERALL THE PLANNING COMMISSION AGREED THAT A ZONING DOCUMENT THAT IS EASIER TO READ IS A GOOD THING, BUT THE CURRENT DRAFT WOULD NEED A LOT OF WORK. THE PLANNING COMMISSION ASKED FOR A MEETING WITH THE SUPERVISORS TO DISCUSS THEIR INTENTIONS WITH THE NEW ZONING.

OLD BUSINESS:

1. AMENDMENT 125

THE MAIN SECTION FOR AMENDMENT 125 IS THE ADDITION OF AGRITOURISM, THE PLANNING COMMISSION WAS PRESENTED WITH A LETTER FROM GEORGE AND VERONICA POWELL REQUESTING THE HOURS OF OPERATION BE EXTENDED, JOHN MARCHAK ALSO QUESTIONED THE NEED FOR LONGER HOURS, AND THAT A LIMIT ON TRANSPORTATION SHOULD BE ADDED. THE PLANNING COMMISSION FELT THAT THE AMENDMENT AS WRITTEN WAS SUFFICIENT. MR. KURTZ MADE THE MOTION TO APPROVE, MR. JEFFRIES SECONDED.

VOTE: MR. CAMPBELL-YES MR. SWARTZELL-YES MR. COPPER-YES MR. HOUSER-YES
MR. JEFFRIES-YES MS. JACKSON-YES MR. KURTZ-YES

2. AMENDMENT 126 – WITHDRAWN

CORRESPONDENCE:

ADJOURN: MR CAMPBELL MADE THE MOTION TO ADJOURN THE MEETING AT 8:18PM

SUBMITTED BY NATE CAMPBELL, PLANNING COMMISSION CHARIMAN