

**Benner Township Supervisors  
Work Session  
March 30, 2021**

The Supervisors work session to discuss the zoning ordinance was called to order at 8:00 a.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Brandon Tarr, Ariana Winder, Sharon Royer and Mike Lesniak.

It was noted that the work sessions that were previously scheduled for March 18 and 19, 2021 were cancelled due to COVID concerns.

Mr. Moyer noted that he has asked Mr. Bill MacMath to attend the Board's meeting on Monday to discuss a Subdivision and Land Development Ordinance. Mrs. Royer noted that PMPEI was able to sign us up for the webinar tonight on Managing the Subdivision Review process and she can give the Board members the log in information to anyone who would like to attend as well as the handouts.

**Signs:**

*Billboards:* Much discussion was held. The question was asked if the Township could omit billboards from being located in the township all together since we are under a multiple municipal comprehensive plan and other townships in the group allow for them. Existing billboards are grandfathered and could be replaced with a like size. It was decided if we can't omit them then they should be made a conditional use.

Mr. Lesniak noted a few other minor changes to the sign regulations.

- \*Signs above a sidewalk at its lowest portion of the sign shall be a minimum of 8'

- \*Move billboard under a free standing sign.

- \*He questioned if the Board was ok with requiring all signage not to exceed the maximum height of the zoning district that the sign is located in. The Board indicated that they were ok with that but to add that if it was necessary that they could file for a conditional use hearing.

- \*Freestanding sign larger than 45 square feet shall require a conditional use. The board noted that they were ok with that.

- \*Wall signs – The maximum size will be removed.

- \*Freestanding Planned Center sign – over 45 square feet shall be by conditional use

*Proposed development/temporary signs:* It was decided that a permit for a temporary signs cannot exceed 365 days but can be renewed if needed.

**Mobile Food Vendors:** Mr. Lesniak questioned if there were any changes to the information that he previously provided.

Mr. Lingle noted that he would like to see that the mobile vendors need to park away from an established restaurant and schools by at least 500 feet unless written permission is given by school administration and restaurant business owners.

Ice cream trucks are covered now. They are allowed in residential developments for no more than 30 minutes per location.

Discussion was held concerning mobile food trucks at the park, how do we want to handle that situation? It was noted that if permission was sought then it's fine. Duration of the event language will be added to this section.

**Tower Regulations:** Mr. Tarr and Ms. Winder presented the Board with additional written correspondence concerning the draft regulations of Communication and Transmitting and Receiving Facilities. Ms. Winder noted that they themselves would be willing to assist the Township with professional guidance in a review of the regulations and make sure that they are adequate to protect the Township.

Mr. Tarr and Ms. Winder pointed out all of the issues with their property and why a cell phone tower shouldn't be located on their property. They also noted that they found 4 locations in the industrial zone that would be suitable for a new tower location, however the company isn't interested in these areas because they cost too much money.

Much discussion was held. It was noted that no one really knew where the regulations that were in the draft document came from.

The Board decided to reincorporate the language from the Roth Plan dealing with towers back into the ordinance and eliminate what is in the draft currently. They noted that they would keep the section dealing with permission from the landowner. Maximum height of 199 feet. Minimum setback from the property line is 200% of the structure height.

It was noted since there isn't anything additional to review at this time that the work session that was scheduled for March 31<sup>st</sup> will be cancelled.

Mr. Lesniak noted that he would get noted to Mr. Beard to make the ordinance changes.

The work session was adjourned the time being 10:37 a.m.

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Sharon Royer, Secretary