

Benner Township Work Session

March 8, 2021

The specially scheduled work session of the Benner Township Supervisors was called to order at 8:30 a.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Mike Lesniak, Rod Beard, Nicole Dixon, Jim Lanning, John Elnitski, Ariana Winder, Brandon Tarr and Sharon Royer.

Items that were discussed were:

Commercial District – Multifamily Residential by conditional use if lot size is less than 1.5 acres and can't be developed for a commercial use.

No impact home based businesses – should be amended to be permitted in all districts.

Non-Commercial keeping of livestock. Minimum lot size 5 acres. 25' buffer for fences (Article 15) One animal per acre after. Will add a new section under Article 14 to address this.

R-2 Zoning District chart – leave as is.

Commercial District Chart – Article 10 add multifamily to the chart as was previously discussed.

Mr. Beard questioned if we should have an airport overlay map included in the book. It was decided not to. Discussion was also held if the Spring Creek Canyon Overlay should be placed over the zoning map.

Billboards – more information was needed. It was suggested to make billboards a conditional use.

Group Homes- definition was discussed of making these as occupants of 3 and no more than 5.

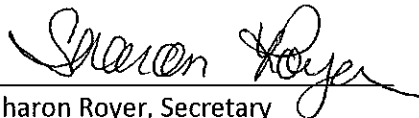
Daycares 14.10 – It was discussed to add these to any zoning district not just the ones that are currently listed as there are several in home daycares already in the AG District.

Resorts 14.26 it was noted that the uses need to match in the chart. Make them permitted uses in the Industrial Zone.

Ms. Winder and Mr. Tarr provided the Board with a letter outlining concerns that they have with the pending zoning document and the regulations dealing with Communication, Transmitted and Receiving facilities as well as Freestanding Communication Antenna Towers. Questions were raised as to why these regulations are more lax than they were in the previous Zoning Ordinance.

Mr. Elnitski noted that he has concerns regarding the casino being located in College Township at the mall. Feels that more crime will be pushed into Benner Township and due to the fact that the Township doesn't have its own police force that some kind of agreement needs to be made with College Township to handle this.

ADJOURNMENT 12:30 P.M.


Sharon Royer, Secretary