

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
October 10, 2013**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:03 p.m. by Paul Kurtz, Vice-Chairman, at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Paul Kurtz, Genevieve Robine, Jim Swartzell, Lee Copper, and Mike Anthony

Members absent: Nate Campbell and Willis Houser

**MINUTES**

The minutes from the September 26, 2013 meeting were presented for approval. Mr. Swartzell, indicated a change to page 5, "grand" should be changed to "grant". Mrs. Schoch made the change, with that, Mrs. Robine made the motion to approve the minutes and Mr. Swartzell seconded the motion.

Vote:           Mrs. Robine-yes           Mr. Kurtz- yes           Mr. Swartzell-yes    Mr. Copper-yes  
                  Mr. Anthony-yes

**PERSONS TO ADDRESS THE BOARD:** No persons were present to address the Planning Commission

**COMMITTEE REPORTS:** None

**NEW BUSINESS**

**1. Zoning Ordinance Amendment-List of Uses/Conditional Uses**

The Planning Commission briefly reviewed the list of permitted uses and conditional uses within the Zoning Ordinance. Mrs. Schoch asked the Planning Commission to take the lists home to review for the next scheduled meeting, considering if we need to include any more uses, make some conditional uses permitted by right, etc.

**2. Benner Township Official Map-Review and Discuss**

The County Planning Office submitted the first "Draft" of the Proposed Official Map for Benner Township. Mrs. Schoch noted that Robert Jacobs, Centre County Planning Director and member of the Centre County Airport Authority Feasibility Study Committee will be in attendance at the November 14, 2013 meeting to discuss the Official Map in more detail.

Three maps were submitted to the Township, the first showed the overall view of the Township, including areas of Agriculture Conservation Easements, Agricultural Security Areas, Floodplains, parks, proposed trails, roads, wells, the airport, and more. The second map was a blow-up of the Spring Creek Canyon, this maps shows the ownership of the land as per the conservation easement. The third map is a blow-up of the Benner Pike, Benner Commerce Park, and portions of the Spring Creek Canyon.

The Planning Commission requested, that since the Conservation Easement has not been signed and agreed upon, Rockview should be shown as the property owner with an overlay showing potential property

owners (Benner Township, Penn State, Fish and Boat Commission, etc) This will give the Planning Commission a better idea of the opportunities in Benner Township.

Mrs. Schoch noted that she would relay the message to Mr. Jacobs and the changes could be made for the November 14 meeting.

### **3. PMPEI-Course in Zoning Administration**

The Pennsylvania Municipal Planning Education Institute is offering "The Course in Zoning Administration". This is a three evening session being held on November 18, 25, and December 2 from 6:00 PM - 9:30 PM at the Logan Township Municipal Building, 100 Chief Logan Circle, Altoona, PA 16602.

Mrs. Schoch indicated that she is an Instructor for The Course in Zoning and that PMPEI always makes the courses interesting and very informative.

The Township will cover the Registration Fee for the Course if any Planning Commission members Plan to attend.

### **OLD BUSINESS:**

#### **1. Review of Comments from Future Land Use Maps**

The Nittany Valley Regional Planning Commission has met again in September and requested that the Township Planning Commissions review the Future Land Use Maps again. Mr. Campbell, not able to make the meeting emailed his comments on the Map, he feels that the Township does not need to make any changes to the Zoning Map, the Planning Commission members came to that same conclusion. Mrs. Schoch will take that information to the next Nittany Valley Planning Commission Meeting.

#### **2. Septic Management Ordinance Update**

Mrs. Schoch indicated that the three Benner Township Board Members from the Spring Benner Walker Joint Authority attended the October 7, 2013 Board of Supervisors Meeting. Mr. Dan Hoffman was in attendance and spoke for the Board. He said that residents should be aware if we are preparing our own Plan, in five to ten years, the state may require an authority to take over all Septage Management Plans to be consistent. Also, we should have something in place by the end of the 1<sup>st</sup> quarter of 2014. We can prepare a Plan, submit to the SBWJA, and they submit it to DEP.

**CORRESPONDENCE: None**

**NOTES: None**

### **ADJOURN**

With all business complete, Mr. Anthony made a motion to adjourn the meeting at 8:09 PM.

Respectfully submitted by:  
Lindsay Schoch, Zoning Officer