**Benner Township Planning Commission**

**February 14, 2019**

The regularly scheduled Planning Commission meeting was called to order at 7:00 p.m. by the Chairman, Nate Campbell with members Willis Houser, Lee Copper, Randy Moyer and Larry Lingle present. Members Jim Swartzell and Anthony Gallucci were absent. Also in attendance were Trevor Meyer, Alan Uhler, Tim Bieber, Tony Fruchtl and Sharon Royer.

**MINUTES**

The minutes of January 10, 2019, were presented to the Board for their review and comments. Mr. Campbell moved to approve the minutes as presented. Mr. Houser seconded the motion.

Vote: Mr. Campbell – yes Mr. Houser – yes Mr. Copper – yes

Mr. Moyer – abstained Mr. Lingle – yes Mr. Swartzell – absent

Mr. Gallucci – absent

**PERSONS TO ADDRESS THE BOARD**

Tony Fruchtl: Mr. Fruchtl was present from Penn Terra Engineering to go over the Rutters Land Development Plan. Mr. Fruchtl noted that Rutters is planning to construct a 10,000 sq. foot convenience store that will have 7 regular fuel pumps with 14 fueling stations for vehicles and 5 truck/tractor trailer fueling pumps. There will be a parking lot area to hold 34 tractor trailers in addition to parking for 68 regular vehicles. The lot is slightly over 8 acres in size and is located at the corner of the Benner Pike and Rishel Hill Road. The entrance to the site will be off of Rishel Hill Road. An additional entrance will be located off of Venture Drive. Mr. Fruchtl noted that all stormwater facilities will be underground. It was noted that the company is hoping for a fall 2019 opening.

Mr. Campbell moved to conditionally approve the Rutter’s Land Development Plan upon the completion of the outstanding traffic study approval, sanitary easement/sewage planning module, and fire company review. Mr. Houser seconded the motion.

Vote: Mr. Campbell – yes Mr. Houser – yes Mr. Copper – yes

Mr. Moyer – yes Mr. Lingle – yes Mr. Swartzell – absent

Mr. Gallucci – absent

Alan Uhler/Trevor Meyer: Mr. Uhler noted that he is present tonight representing Trevor Meyer (Landscape by Meyer). A map of Mr. Meyer’s property with existing site conditions was shown. It was noted that Mr. Meyer is in attendance tonight to ask if it would be possible to have a larger portion of his property zoned commercial. It was noted that he plans to subdivide his property and the proposed zoning boundary line would also represent the boundary line of the future subdivision. The boundary would not extend the entire way to Fishburn Hill Road as to avoid a commercial property extending to a township road that may not support commercial activity, but would end at a common line with the surrounding commercial properties. This proposal would result in an additional 2.61 acres of commercial zoning use. Discussion was held. The Board noted that they didn’t see any issues with Mr. Meyer’s request.

**NEW BUSINESS**

Vice Chairman Appointment: It was noted that with Mr. Kurtz resigning, the Board needs to appoint a new Vice Chairman. Mr. Campbell moved to appoint Willis Houser as the Benner Township Planning Commission Vice Chairman for 2019. Mr. Moyer seconded the motion.

Vote: Mr. Campbell – yes Mr. Houser – yes Mr. Copper – yes

Mr. Moyer – yes Mr. Lingle – yes Mr. Swartzell – absent

Mr. Gallucci – absent

Nittany Valley Joint Planning Commission: Mrs. Royer noted that with Mr. Kurtz’s resignation that the Township now also needs a Planning Commission Member to replace Mr. Kurtz as a member on the Nittany Valley Planning Commission. This item was tabled at this time.

**ADJOURNMENT**

The meeting was adjourned with the time being 7:33 p.m.

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Sharon Royer, Recording Secretary