

**Benner Township Planning Commission**  
**January 23, 2020**

The reorganizational and regular meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. Board members present included Willis Houser, Lee Copper, Randy Moyer, Judson Mantz and Lynn Chaplin. Also in attendance were John Fisher, Shirley Gryczuk and Sharon Royer.

**ORGANIZATION OF THE BOARD**

Chairperson: Randy Moyer moved to appoint Willis Houser as the Chairperson of the Planning Commission for the year of 2020. Judson Mantz seconded the motion.

Vote: Mr. Copper – yes            Mr. Moyer – yes            Mr. Mantz – yes            Ms. Chaplin – yes  
Mr. Houser – yes

V. Chairperson: Willis Houser moved to appoint Randy Moyer as the Vice Chairperson of the Planning Commission for the year 2020. Judson Mantz seconded the motion.

Vote: Mr. Copper – yes            Mr. Moyer – yes            Mr. Mantz – yes            Ms. Chaplin – yes  
Mr. Houser – yes

Secretary: Willis Houser moved to appoint Lee Copper as the Secretary of the Planning Commission for the year 2020. Randy Moyer seconded the motion.

Vote: Mr. Copper – yes            Mr. Moyer – yes            Mr. Mantz – yes            Ms. Chaplin – yes  
Mr. Houser – yes

Introductions: Mr. Moyer introduced Lynn Chaplin as a new Board member of the Planning Commission. Ms. Chaplin noted that she is recently retired and wanted to get involved with the Township.

**MINUTES**

The minutes of the August 22, 2019, Planning Commission meeting were presented to the Board for their review and comments. Mr. Moyer moved to approve the minutes as presented. Mr. Copper seconded the motion.

Vote: Mr. Copper – yes            Mr. Moyer – yes            Mr. Mantz – yes            Ms. Chaplin – yes  
Mr. Houser – yes

**PERSONS TO ADDRESS THE BOARD**

John Fisher – HRG Engineering: Mr. Fisher noted that he is present tonight to present the Phase II Land Development Plan of All Storage Solutions. It was noted that this is the second of three phases that are proposed for this property. This phase includes two buildings. One to be used for additional RV Storage and the other as mini storage units. The stormwater was designed in the first phase to handle the entire development. Pervious pavement is being used for this next phase. Phase II has been through the Centre County Planning Commission and all comments have been satisfied as well as all Township Engineering comments. Mr. Moyer moved to approve the All Storage Solutions Phase II Plan. Mr. Copper seconded the motion.

Vote: Mr. Copper – yes            Mr. Moyer – yes            Mr. Mantz – yes            Ms. Chaplin – yes  
Mr. Houser – yes

**OLD BUSINESS**

Rutter's Land Development: It was noted that Rutter's has posted surety for the remaining items that they have to complete on site so that they can proceed with opening their establishment. It was noted

that most of the surety dealt with additional building materials and the top coat of pavement for the site. It was noted that they plan to open within a few weeks. The plans were approved and signed.

**NEW BUSINESS**

David Flynn Rezoning Request: Mr. Moyer noted that he spoke with Mr. Flynn and told him that the Board will be tabling his request until he is able to be present at the meeting so that questions can be answered. Mr. Flynn is currently traveling back and forth from Florida. A letter will be sent to Mr. Flynn notifying him of this decision.

**CORRESPONDENCE**

Village of Nittany Glenn Revised Preliminary Plan: The revised Preliminary Plan for the Village of Nittany Glenn was shown to the Planning Commission. It was noted that there are a lot less duplexes than were previously discussed and additional over flow parking is being planned. Mr. Moyer noted that he spoke with Berks recently and they indicated that they have 140 people on a waiting list waiting for homes.

Logan Greene: The sketch plan of Logan Greene which is the Hartle Track located off of Valentine Hill Road was shared with the Planning Commission. A small section of this proposed development is located in Benner with the mass majority being in Spring Township. Mr. Moyer noted that he plans to approach Berks to see if they would be willing to build an overflow parking lot on the property for the Amberleigh Development.

**NOTES**

Mr. Moyer asked the Board how they felt about the size of the Planning Commission. There is currently two vacancies. The members noted that they felt more diversity across the board is better and felt that membership should remain at 7.

**ADJOURNMENT**

Mr. Moyer moved to adjourn the meeting the time being 7:31 p.m. Mr. Copper seconded the motion.

Vote: Mr. Copper – yes            Mr. Moyer – yes            Mr. Mantz – yes            Ms. Chaplin – yes

Mr. Houser – yes

---

Sharon Royer, Recording Secretary