

**Benner Township Board of Supervisors  
Public Hearing on Proposed Zoning Ordinance  
November 27, 2018**

The public hearing on the proposed Benner Township Zoning Ordinance was called to order at 7:00 p.m. by the Chairman, Randy Moyer with members David Wise and Mark Capriani present. Also in attendance were Nate Campbell, Paul Kurtz, Lee Copper, Garm McEwen, Devon Warner, Renee Swancer, Andrea Murrell, Thomas Eby, Ed Dunkelberger, Jeffrey Lucas, John Kostas, Shirley Gryczuk, Anthony Gallucci and Sharon Royer.

Mr. Moyer asked if there was anyone that would like to speak before the Board gets into the written comments.

Mr. Nate Campbell noted that the Environmental Sections of the Ordinance still have not been added back into the document and that there is still no development ratios for the Ag and Forest Conservation Districts. He continued that these were further outlined in the comments that the Planning Commission forwarded to the Board.

Mr. Capriani noted that he would like it on the record that Mr. Moyer did try to attend the Planning Commission's meeting to discuss the Planning Commission's comments but that their meeting was cancelled.

Renee Swancer questioned the Board if they intend on putting the environmentals back into the ordinance. Mr. Moyer noted that it will be reviewed prior to final adoption.

Andrea Murrell questioned if the public will be able to view the comments that were received. It was noted that the Secretary will post all of the comments received onto the Township's website.

Mr. Capriani noted that he is disappointed that the comments that were received from the County Planning Office were received outside of the 45 day comment period. Mr. Capriani noted that there are some valid comments but wished that they would have been received earlier as the Board wants to keep this document moving forward to adoption.

Mr. Moyer noted that changes will be made and that the document will be re-advertised and the comment period will start over again with another public hearing.

Gary McEwen questioned that based on the comments received by the County, does the Board see any changes on any of the Zoning Districts? Mr. Moyer indicated that he didn't believe so. Mr. Capriani noted that there wasn't anything substantial.

Mrs. Swancer questioned if the Ordinance that is online is mainly going to stay intact, has the Board given any consideration on the density level that is being proposed across the township with the aspects as to how this will impact the water, sewer, transportation and the school systems? Has anything been looked at as far as development ratios to try to limit or to thoughtfully control these impacts? Mr. Moyer noted that the Board will discuss it, a work session will have to be held to discuss. Mrs. Swancer asked if any discussions were held with Spring Benner Walker to discuss sewer capacity issues or with the Metropolitan Planning Organization to see what this potential development could have on the Buffalo Run corridor, etc. Mrs. Swancer noted that she feels that joint work sessions should be held with the Sewer and Water Authority to see how this could effect them.

Mrs. Murrell questioned if any permits have been filed under this pending document status? It was noted that two permits for two home in the Village of Nittany Glen have been applied for.

Mrs. Murrell asked if the Board could go over the time frame on what happens from here. She also suggested that the Township consult with a Water Specialist and discuss this proposed document with them to see what could potentially happen with the zoning and what effect could happen with the hydrogeology of the region especially if the environmental sections are not included back into the document. Mr. Moyer noted that he isn't sure on the timeframe. A work session needs to be scheduled ideas discussed, changes made. He noted that the Township also plans on hiring a different attorney to have him take a look at the document.

Mrs. Murrell noted that ClearWater has offered their services in these types of reviews if the Township is interested.

The Board noted that they will plan to have a joint work session with the Planning Commission on December 13<sup>th</sup> to begin the review of the comments that have been received.

Mr. Moyer moved to continue this advertised pending ordinance until such time as changes are made and the ordinance is re-advertised. Mr. Capriani seconded the motion.

Vote: Mr. Capriani – yes                      Mr. Wise – yes                      Mr. Moyer – yes

It was noted that changes are anticipated. This document as it is and was advertised, is the pending document. When the changes are made and the new draft is advertised, then that new document will become the new pending document.

The hearing was adjourned the time being 7:26 p.m.

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Sharon Royer, Secretary