

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
September 27, 2012**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:02 p.m. by Nate Campbell, Chairman, at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Nate Campbell, David Jackson, Lee Copper, Paul Kurtz, Genevieve Robine, Jim Swartzell, and Mike Anthony

**MINUTES**

The minutes from the June 28 meeting minutes were presented for approval. Mike Anthony made three corrections to fill in the blanks from the minutes as presented: Jim Swartzell motioned to approve the minutes, Lee Copper seconded the motion, and Mike Anthony abstained from voting since he was not at the May meeting. With those corrections, Jim Swartzell moved the approval of the minutes. Nate Campbell seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

No persons were present to address the Planning Commission

**NEW BUSINESS**

The Planning Commission welcomed Mr. Paul Kurtz, the newest member, to the board.

**Howard S. Grove Subdivision and Planning Module:** Mr. Wayne Engle was present to discuss the Subdivision and the Planning Module. He asked if the Planning Commission had any comments for the County Planning Department the Township Planning Commission sees no issues, therefore has no comments for the County.

A motion was made by Mike Anthony to recommend approval of the Component 1 Planning Module for septic on Lot 2 of the Howard S. Grove Subdivision and was seconded by Mr. Kurtz.

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

A Second motion was made for a planning Waiver Non-building Declaration. Tract residue will stay there as required by the Zoning Ordinance. Mike Anthony made a motion and Jim Swartzell seconded the motion.

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

**SilcoTek Land Development:** Keller Engineers, Inc. and Mr. Paul Silvis were present and made a short presentation. The SilcoTek Project is now a 5.1 million dollar project and the building is proposed to be pre-fabricated concrete. It was noted that the sidewalk connecting the building to the other sidewalks in Benner Commerce Park was included on the plan again, after discussion with the County Planning Department.

Mr. Swartzell made a motion to recommend approval of the waivers to Article III Section 2.7 and Article III Section 3.1c of the Township Street Standards Ordinance (Ordinance 60). Mr. Jackson seconded the motion.

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

Mr. Anthony made a motion to recommend conditional approval of the SilcoTek Land Development Plan with conditions being those stated in the Zoning Letter dated September 19, 2012, the Centre County Planning Department Letter dated September 19, 2012, and the letter from Franson Engineer dated September 19, 2012. Mr. Jackson seconded the motion.

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

**Nittany Glen Phase III-A Final Land Development:** The Planning Commission was asked to recommend the approval of the proposed road name "Gravel Hill Road". Mr. Anthony made a motion to recommend approval of the road name "Gravel Hill Road" and Mr. Swartzell seconded the motion.

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

**Nittany Valley Region Comprehensive Plan Recommendations:** The Planning Commission received a listing of 109 Recommendations made in the Nittany Valley Regional Comprehensive Plan. It is coming up on ten years, at which time the Municipalities Planning Code requires a review of the Regional Comprehensive Plan. The Planning Commission was asked to look over the recommendations and determine if the Township wishes to make something a higher priority, if there are items on the list that are not applicable anymore, etc. The Plan is available at the Township Office and online through the County's website.

A Nittany Valley Regional Planning Commission meeting was held on September 20, 2012 at the Marion Township Building. Discussion was held concerning the affordable housing in the County and nearing crisis mode. The Township Planning Commission suggested standing ready to cooperate with what the Regional Planning Commission wants to do.

**OLD BUSINESS**

**CORRESPONDENCE**

**NOTES**

Solar panels were discussed. It was noted that the Township should look into these from a permitting standpoint.

**ADJOURN**

With all business complete, the meeting adjourned. 8:10pm

Respectfully submitted by:  
Lindsay Schoch, Zoning Assistant