

**BENNER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
September 25, 2014**

CALL TO ORDER

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:05 PM by the Vice-Chairman, Paul Kurtz who lead the meeting with the Pledge of Allegiance.

ATTENDANCE

Members present: Paul Kurtz, Jim Swartzell, Lee Copper, Willis Houser, Nate Campbell (late)

Members absent: Genny Robine, Mike Anthony

Others present: None

MINUTES

The minutes from the August 28, 2014 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes. Mr. Willis seconded the motion.

Vote: Mr. Kurtz-yes Mr. Swartzell -yes Mr. Copper-yes Mr. Houser-yes
 Mr. Campbell-

PERSONS TO ADDRESS THE BOARD: None

NEW BUSINESS:

1. Review of Proposed "Maintenance Responsibilities for Existing and Proposed Public Sidewalks Located along Public Roadways in Benner Township" Ordinance.

The Township is proposing a Sidewalk Ordinance, the Township Engineer prepared a Draft and wishes the Planning Commission review the Ordinance.

Mr. Houser suggested that since a Contractor is under contract for a certain amount of time to have the sidewalk in place and in good repair, that should be specified in the Ordinance.

Mrs. Schoch indicated she would refer the comment to the Engineer.

Mr. Swartzell made a motion to recommend approval of the Ordinance to the Board of Supervisors with the condition that a timetable of builder and contractor responsibility is included in the Ordinance. Mr. Houser seconded the Motion.

Vote: Mr. Kurtz-yes Mr. Swartzell -yes Mr. Copper-yes Mr. Houser-yes
 Mr. Campbell-

2. Benner Township Zoning Ordinance Survey Questions for Fall 2014 Newsletter

The Benner Township fall newsletter is coming out soon and the Township wishes to include some questions regarding the Kepler Pool and how many of the residents would support the project. In

addition to the questions referring to the Kepler Pool, we are also considering adding a few questions regarding land use and zoning.

Mrs. Schoch presented the questions from a Survey completed in 1989, reviewing the questions and the overall responses from residents at that time. The Planning Commission was interested in seeing what the outcome would be 25 years later and suggested we add some of the same questions.

Mr. Swartzell felt a question asking residents how they feel about I-99 being in the Township, if it has had positive or negative effect on properties, businesses, traffic, etc should be included in the Survey.

The Planning Commission also felt that a question regarding Agricultural Preservation is important since a discussion regarding this has come up in the past regarding the Zoning Ordinance and limitations on Subdivisions in Agricultural Zoned Areas.

OLD BUSINESS:

1. Zoning Ordinance: Conditional Uses

Mrs. Schoch distributed a list of all Conditional Uses in the Ordinance, noting the number of Conditional Uses in each Zoning District and number of Permitted Uses in that same District. She asked the Planning Commission to review the uses.

2. Agricultural Zoning District Review of Proposed Section

Mrs. Schoch presented a simple, straight forward draft of the Proposed Agricultural Zoning District. She would like to move forward in this way, simplifying the Districts and the entire Ordinance. The Draft also contained three tables, proposing different views on limitations on subdivisions in the Agricultural Zoning District.

She also noted that she met with Bob Rayman, the Township's solicitor, at the direction of Randy Moyer, supervisor. Mrs. Schoch and Mr. Rayman are going to work together on the Ordinance, first with the districts then moving on to Supplemental Regulations and so on.

Mr. Campbell noted that he stopped by Mr. Corl's house, the property owners who are working to get their land in the Agricultural Security Area Program. Mr. Campbell reported that the Corl's want to see their farm remain a farm and have no intention of subdividing and selling off. They want their kids, grandkids, and so on to be involved in the farm, but they did also indicate they would like to have the option to sell/subdivide if they ever are forced to by something (economically) they cannot control.

COMMITTEE REPORTS:

Mr. Kurtz commented on the Nittany Valley Joint Planning Commission meeting that was held on September 18, 2014 at the Walker Township Building. He reported the Planning Commission discussed Economic Development and the process of moving forward with the updating of the Comprehensive Plan. A spokesperson from Preservation Pennsylvania was also present to discuss a project in Walker Township

and told the group that Preservation Pennsylvania is there for the Region when they are needed.

Mr. Swartzell reported that the Airport and the FAA have come to the start of an agreement for a Memorandum of Understanding for how the terminal (CCAA) and the airside (PSU) will be a more transparent agreement.

CORRESPONDENCE: None

NOTES: None

ADJOURN: Mr. Swartzell made a motion to Adjourn the meeting at 8:03 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer