

**Benner Township Planning Commission
September 13, 2018**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Nate Campbell with members Paul Kurtz, Lee Copper and SherryDawn Jackson present. Members Jim Swartzell, Willis Houser and Anthony Gallucci were absent. Also in attendance were Sharon Royer, Mike Lesniak and Michael MacNamara.

MINUTES

The minutes of July 26, 2018, were presented to the Board for their review and comments. Mr. Kurtz moved to approve the minutes as presented. Mrs. Jackson seconded the motion.

Vote: Mr. Campbell – yes Mr. Kurtz – yes Mr. Copper – yes
 Mrs. Jackson – yes Mr. Swartzell – absent Mr. Houser – absent
 Mr. Gallucci - absent

PERSONS TO ADDRESS THE BOARD

Silcotek Land Development Plan: Michael MacNamara was present to review the land development plan for Silcotek. It was noted that Silcotek plans on expanding their facility by 32,830 sq feet of gross floor area. Once the facility is expanded it is proposed that an additional 48 jobs will be created. The expanded parking area will have a total of 95 spaces. It was noted that this is more parking than required by the Township's ordinance. Mr. MacNamara noted that the stormwater detention basin was built to handle this expansion when it was originally designed and constructed. He noted that there were a few questions raised concerning possible issues with the traffic signal and signalization but it appears that this expansion won't be enough to trigger anything. Mr. MacNamara noted that he has addressed all of the other comments except for Don Franson's engineering comments as he is still waiting for them.

Mr. Campbell moved to conditionally approve the plan pending the traffic study approval and Mr. Franson's comments are satisfied. Mr. Kurtz seconded the motion.

Vote: Mr. Campbell – yes Mr. Kurtz – yes Mr. Copper – yes
 Mrs. Jackson – yes Mr. Swartzell – absent Mr. Houser – absent
 Mr. Gallucci - absent

OLD BUSINESS

Zoning Ordinance: The Board held discussion on the draft Zoning Ordinance document.

Mr. Campbell noted that during his review of the draft that he noted that all of the ratios for development in the Agricultural and Forest Conservation Districts have been removed. He noted that ratios are standard in most municipalities for these districts. He noted that there is no longer a maximum permitted lot area listed in the AG district. Open space requirements have been taken out of the document. Commented that with the requirements as they are written in the AG and FC that pretty much the entire township could be developed as R-2/R-3 with the ability to build at such a high density and no ratio requirements.

Mr. Campbell also noted that the maximum lot coverage has now been changed to 80% in the Commercial and Industrial Zones. He noted that he has checked with various other townships around and that the most they allow is 70%. Some have it written that it could be up to 80% but that best management practices are required.

Board members also noted that they disagree with the proposed R-3 regulations for the Village of Nittany Glen. Noting that they don't feel that it is fair for those that have purchased homes to possibly have townhomes constructed near their homes as that is not what they were told when they purchased. The Board noted that they feel that the property should be kept into two different zoning districts. If they wish to construct townhomes then they should be kept to the front and the single family homes in the back.

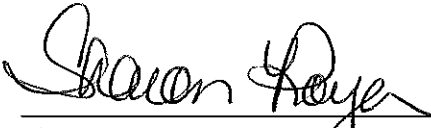
Mr. Kurtz noted that he was confused with Article 3, Section 3.6B and Article 15, Section 15.1 that he feels that the sections conflict with each other. Mr. Lesniak explained that these are two different issues. One is rebuilding after it existed and the other is for new, first time construction on existing non-conforming lots of record.

He also noted that the Master Use Schedule will need to be completed for the R-3 and MHP Zones. It was noted that since a last minute change took place that this was an oversight.

Mr. Campbell encouraged the other members to continue to review the document and make notes of things that they see for the next meeting.

ADJOURNMENT

The meeting was adjourned the time being 8:34 p.m.



Sharon Royer, Recording Secretary