

**Benner Township Planning Commission
September 23, 2021**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Willis Houser with members Lee Copper, Jim Lanning and Rick Weaver present. Members Randy Moyer, Lynn Chaplin and Judson Mantz were absent. Also in attendance were Brendan Kavanagh, Mike Beiter, Dave Palmer, Tony Fructal, Mike Lesniak and Sharon Royer.

MINUTES

The minutes of August 12, 2021, were presented to the Board for their review and comments. Mr. Weaver moved to approve the minutes as presented. Mr. Copper seconded the motion.

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

NEW BUSINESS

Lamar Advertising Conditional Use: Mr. Kavanagh and Mr. Beiter were present from Lamar Advertising to go over their Conditional Use application. It was noted that Lamar currently has 4 smaller billboards located along the Benner Pike on the G.M. McCrossin property. They noted that they would like to replace these signs with one 36' X 10'6" double faced sign. One side of the sign would be digital with the other being stationary. Mr. Kavanagh noted that if this is approved, that they will most likely approach the Township's Zoning Hearing Board for a variance for the daytime lumens limits and also the total height of the sign. He noted that as the ordinance is written, it will only allow the sign to be 9 ½' off of the ground. They noted that they feel that for safety and to hinder any tampering with the sign that they would like to see the sign 16 ½' off of the ground. They noted that the location of the signs will remain in the same place on the property. Mr. Kavanagh listed a number of digital signs that they have in the area that the Planning Commission may be familiar with.

Mr. Copper moved to recommended approval of size the Billboard sign for Lamar Advertising is seeking. Mr. Weaver seconded the motion.

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

Rezoning Request of Harvest Meadows/State College Borough Water Authority: It was noted that the Township previously approved a rezoning request of Edward Dunkelberger in 2020 for Tax parcel 12-004-035 for 88.77 acres from Industrial to R-2. The State College Borough Water Authority and the new property owner, Airport Park State College, LLC, have swapped property between them. With the new lot configuration, some of the homes would be built on land zoned Industrial. Dave Palmer from Berks Homes was present to answer any questions that the board may have. It was noted that this proposal was sent to the County Planning Commission for their review and comments. It was the recommendation that the parcel to be owned by the State College Borough Water Authority also be zoned R-2 as to not be spot zoning. It was noted that the public water use is a permitted use in all zoning districts so it is unclear why the Water Authority wants to remain zoned Industrial. Mr. Lesniak noted that he knows that by speaking with Mr. Heiser from the Water Authority that they were expecting Berks to have to provide some type of 20' buffer/screening due to the two different zoning districts. Mr. Lesniak described what the buffer space may look like and how it could be achieved. It was noted that the Harvest Meadows plan has already been submitted to the County. Mr. Houser made a motion to grant the change as requested but to send the Water Authority a note to see what the

reason is behind wanting to remain Industrial when they are permitted use in all districts. Mr. Lanning seconded the motion.

Vote: Mr. Copper – yes
Mr. Houser – yes
Ms. Chaplin – absent

Mr. Weaver – yes
Mr. Mantz – absent

Mr. Lanning – yes
Mr. Moyer – absent

Happy Valley Blended Final Land Development Plan: Tony Fructal from Penn Terra was present to go over the Happy Valley Blended Final Plan. It was noted that this company plans to develop lot 6 in the Benner Commerce Park. They plan on constructing a 60,000 square foot warehouse with a 15,000 square foot addition at a later date. They will have two accesses on to their parcel. There will be four 60' high silos constructed on the end for storage of materials. Sewer/water and electric will all be coming from the along the road. Mr. Fructal noted where the stormwater will be discharging into the basins. It was noted that the county has conditionally approved the plan at their meeting last night. Mr. Lesniak has reviewed the plan for zoning and approved it. Mr. Franson has also reviewed the plan and his comments have been addressed. Mr. Manning moved to approve the plan as presented. Mr. Weaver seconded the motion.

Vote: Mr. Copper – yes
Mr. Houser – yes
Ms. Chaplin – absent

Mr. Weaver – yes
Mr. Mantz – absent

Mr. Lanning – yes
Mr. Moyer – absent

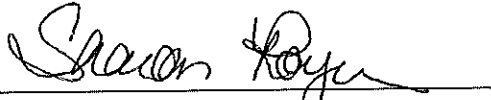
ADJOURNMENT

Mr. Copper moved to adjourn the meeting the time being 8:05 p.m. Mr. Weaver seconded the motion.

Vote: Mr. Copper – yes
Mr. Houser – yes
Ms. Chaplin – absent

Mr. Weaver – yes
Mr. Mantz – absent

Mr. Lanning – yes
Mr. Moyer – absent


Sharon Royer, Recording Secretary