

**Benner Township Planning Commission  
September 28, 2017**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Vice Chairman, Paul Kurtz with members Willis Houser, Lee Copper and Sherry Dawn Jackson present. Also in attendance were David Wise, Calvin Miller, Diana LaRoche, Debra Houser, Larry Lingle, Tony Fruchtl, Mark Capriani and Sharon Royer. Chairman, Nate Campbell entered the meeting at 7:05 p.m.

The pledge of allegiance was recited.

**MINUTES**

The minutes of July 13, 2017 and August 24, 2017, were presented to the Board members for their review and comments. Mr. Houser moved to approve the minutes as presented. Mr. Copper seconded the motion.

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

**PERSONS TO ADDRESS THE BOARD**

Tony Fruchtl/PennTerra Engineering: Mr. Fruchtl was present to discuss a zoning amendment that would allow for churches and related uses in the Agricultural Zoning District. Mrs. Royer noted that the Greater Buffalo Run Valley United Methodist Church purchased the Curtis Knepper property located along Buffalo Run Road which has the tax parcel of 12-09-38 containing + or - 12.97 acres. The property currently has a home and a detached garage built on the property. The church has plans to construct their new church on this property. Mrs. Royer continued that under the draft zoning ordinance that the Planning Commission has been working on that Churches and related uses were going to be a permitted use in all zoning districts. The church would like to convert the existing garage on the premises into their food pantry, however as the ordinance is currently this wouldn't be permitted. Discussion was held. It was noted that the Township had previously adopted a zoning amendment for the Church when they were looking at purchasing a lot in the Airport Park. Mr. Kurtz moved to recommend to the Board of Supervisors that a zoning amendment be made to allow churches and related uses as a use by right in all zoning districts which is consistent with the draft zoning document. This would be done by amending the Zoning Ordinance, Section 419 to include all zoning districts and eliminating the conditional use requirement and making it a use by right. Mrs. Jackson second the motion.

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

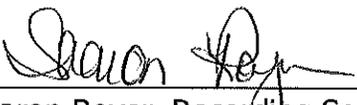
**NOTES**

Mr. Wise introduced Mr. Lingle, long time Township resident, to the Board members and noted that Mr. Lingle is considering accepting the position of Zoning Officer for the township.

Mr. Campbell questioned the Board of Supervisors present when they could expect a new Planning Commission Board member to be appointed to fill the current vacancy. Mr. Capriani noted that he will work towards getting that accomplished for them.

**ADJOURNMENT**

The meeting was adjourned the time being 7:30 p.m.

  
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Sharon Royer, Recording Secretary