

**Benner Township Supervisors
Work Session
April 26, 2019**

The advertised work session of the Benner Township Board of Supervisors was called to order at 8:05 a.m. by the Chairman, Randy Moyer with member David Wise present. Mr. Capriani was absent. Also in attendance were Sharon Royer, Rich Davis, George Fye, John Kostas, Jim Lanning and David Roberts.

Mr. Wise noted that he made a list of comments from Centre County Planning Commission, Spring Township, Patton Township and others that he felt could be a starting point to begin discussion on revisions to the zoning ordinance draft.

County Comments:

*Table 4-1 FC Zone: The Board is suggesting that Single-Family Detached dwellings with both public sewer and public water be changed to 1.5 acres

*Township impervious coverage is listed at 100% in proposed document: change to be 70% with 80% when best management practices are used.

*Group Homes: decided to add a definition and make the use as a conditional use in all districts.

Spring Township Comments:

*Residential facilities incidental to permitted uses – is definition clear enough – after review board decided to leave as it was written.

*Add tasting rooms, sales and restaurant to breweries. Board agreed. Language needs added to document.

*Unlimited height restrictions for Township uses? Make change to maximum height of 150'

*MHP District impervious coverage and building heights? Make change to delete the first two lines in the 9-1 Table as it contradicts language elsewhere in section.

*C & I Districts design regulations. Questions Article 11.4 feels that it isn't appropriate in a Zoning Ordinance. After a review, leave as is.

*There are two 14.5 and 14.6 Sections. Correct and renumber sections.

Patton Township Comments:

*Look at minimum lots sizes setbacks etc. for the Township, agencies and authorities. This was looked at and was determined that the minimum lot size was none due to the fact that this could be for a small sewer pump station building, or well house, a power substation where a particular lot size could be unnecessary as well as the setbacks. This will stay as is.

*Consider adding in reference to Airport District Article 19 to ensure industrial sections reference airport overlay. Also FAA process. It was decided that this isn't necessary.

Water Authority:

*Make sure concerns were addressed about standards/inspections of any new public water systems being installed. Check with Attorney on language.

Other:

*Spring Creek Canyon Overlay: The Board decided to add the Zone One overlay back into the ordinance with the map.

*MHP District stick built homes: Remove this language in 9.27 F

*Environmental Chapter: Add this section back in. Finalize review of language after Don Franson completes writing.

*Airport Zoning regulations: Carry over the existing regulations from the Roth Plan.

*Solar Farms: ok as an accessory or personal use only.

*Outside Furnaces: make a 5 acre minimum to have. Minimum setback of the furnace from property lines of 100'.

*Lighted signs: confirm that regulations on lighted signs are included

*Zoning Map: Make the map an inclusion in the book, list on it's own page number and in the table of contents.

*Non-Commercial Keeping of Horses: include language as is was in the Roth Plan but change to Equine

*Double check parking regulations.

The work session was adjourned the time being 10:02 a.m.

Sharon Royer, Secretary