

Benner Township supervisors

1224 Buffalo Run Road

Bellefonte, PA 16823

25 September, 2018

Dear Sirs:

There are three major issues that I have identified in the draft zoning ordinance. They are:

1. In the Forested Conservation (FC) and Agriculture (A) zones, there is no restriction on the fraction of a property that can be converted to building lots. In other zoning ordinances a 20:1 ratio is commonly used (1 building lot for each 20 acres of property). The lack of any restriction would allow an entire farm, for instance, to be converted to high density housing development without rezoning. This is unacceptable.
2. In the High Density Single Family Residential (R-3) zone, duplexes, townhouses and multiple family dwellings are permitted. The R-3 zone was introduced specifically to allow for stick-built single family dwellings on small lots in a high density development aimed at an older, typically retired population who desire individual, low maintenance single-family dwellings in an elderly-friendly environment. The introduction of multi-family, townhouse and large single family dwellings will have the serious detrimental effects for the owners of existing dwellings in the tract in question of reducing their property values and introducing student housing and young families with many children into the development. I consider this to be an unfair burden on the current residents and potentially a major burden for all township taxpayers due increased infrastructure requirements if additional R-3 zones are created. I consider this to be highly undesirable.
3. In the Industrial and commercial zones, maximum impervious lot coverage specified is 80%. The usual standard in this area (for example in Spring and College townships) is 70%, with 80% being allowed in special cases where good conservation practices are employed. I suggest changing the allowable in this ordinance to 70% as standard with special exceptions allowed for 80% coverage when acceptable environmental practices are employed.

In addition there are a number of minor editorial issues such as:

- In table A no dwellings are shown as permitted in the R-3 and MHP zones
- Table 1 in each of the zone discussion articles (articles 4 through 12) is referred to in the text as a "use schedule" but is actually a design requirements summary

Sincerely,



Paul Kurtz