



SPRING

TOWNSHIP *in Centre County*

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Benner Township

1224 Buffalo Run Rd.

Bellefonte, Pa 16823

3.21.2019

Re: Benner Township review of second draft of the zoning ordinance

Dear Board Members,

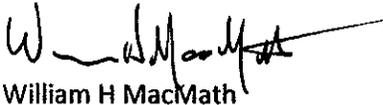
Thank you for the opportunity to review your proposed ordinance. As I reviewed the last draft, I won't go into a lot of detail this time, but I do offer a few thoughts.

1. There are way too many conditional uses, this not only takes time and but costs money for advertising and possible legal fees.
2. Under definitions what does Residential Facilities Incidental to Permitted Use trying to say?
3. Uses- breweries, wineries and distilleries, you should probably include either as a permitted use or accessory use for tasting rooms and restaurants.
4. Dwelling – In-law suite as written this can only be occupied by a relative, what happens when they die off? This also becomes a difficult thing to enforce.
5. In the following districts FC, AG and RR, why is the township allowed to develop to 100% impervious and unlimited height restrictions? The township should be following the same rules as everyone else. Also see page 7 for Benner Township Uses
6. In the AG and RR districts why is there a max permitted lot area if none are proposed? Eliminate this column.
7. R-2 District there appears to be a double standard for lot sizes. I'm not sure how a density based dwelling unit/ net acre and a minimum lot size works. This also applies to the R-3 District. These two districts are almost identical, with the exception the housing types.
8. In the MHP District, why such high impervious coverage and building height? It seems excessive. These regulations covered in Article 9, seems to be redundant.
9. The same applies in the C and I Districts. The design regulations belong in a SALDO ordinance. 11.4 these are beyond the zoning ordinance and are regulated by DEP, UCC and SALDO.
10. In the Q District are they allowing to have any accessory uses, such as an office or storage facilities? These are overly restrictive and may be beyond the township authority.

11. Use Regulations – they are very confusing, most of this section should really be in the district regulations.
12. Article 14 - traffic impact study belongs in a subdivision ordinance not the zoning ordinance. Doesn't the county subdivision ordinance require this? Also, from time to time certain waivers need to be granted and waivers can't be granted in the Zoning Ordinance. What type of plant material are to go into the buffer yards or are they just open space?
13. There are two 14.5 and 14.6's.
14. Article 16 off street parking. Very cumbersome and confusing. This entire section should be looked at. Who is going to enforce? It will be very difficult to understand and interrupt.
15. In general, this ordinance is very cumbersome and not very user friendly. If there was a full-time staff this would be a difficult ordinance to administer and enforce.

If you have any questions or would like to discuss this further, please feel free to give me a call.

Sincerely,



William H MacMath

Township Manager

c Centre County Planning office