

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 27, 2014**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:30 p.m. by Nate Campbell, Chairman, at the Benner Township Municipal Building.

**ATTENDANCE**

Members present: Nate Campbell, Genevieve Robine, Lee Copper, and Jim Swartzell

Members absent: Mike Anthony, Paul Kurtz, & Willis Houser

**MINUTES**

The minutes from the January 23, 2014 meeting were presented for approval. Mrs. Robine made the motion to approve the minutes Mr. Swartzell seconded the motion.

Vote:           Mrs. Robine-yes           Mr. Campbell-yes           Mr. Copper-yes           Mr. Swartzell-yes

**PERSONS TO ADDRESS THE BOARD:** No persons were present to address the Planning Commission

**COMMITTEE REPORTS:**

Mr. Swartzell reported that the CCAA will be holding a Special Meeting next week to discuss the Airport Parking Lot and other items, he also reported that last year, during Spring Break season, 3,000 outbound flights were scheduled, that number today stood at 5,000 and growing.

Mrs. Schoch reported that the next Nittany Valley Joint Planning Commission meeting will be held on Thursday, March 20, 2014 at 6:00 PM at the Spring Township Building

**NEW BUSINESS:**

**1. Septic Management Ordinance Review and Discussion**

The Planning Commission reviewed a "Draft" of the Septic Management Ordinance, prepared by Chuck Herr, SEO.

Overall, the Planning Commission did not have any major comments. The timeline was discussed. Within 7 days of notification of a malfunctioning system, the property owner must make application with the SEO for a permit to repair or replace the system. Within 30 days, construction of the permitted repair or replacement shall commence. Within 60 days, the construction shall be completed and approved unless seasonal unique conditions mandate a longer period.

**2. Co-location of Antennas-Discussion**

A company approached the Township to discuss the co-location of an antenna on the antenna that exists on Radio Drive off of the Benner Pike in the Highway Commercial Zoning District. Currently, these are a

conditional use, permitted in the Conservation, Agriculture, Light Industrial, Campus Industrial, and Quarry Zoning Districts.

Mrs. Schoch indicated to the company representative that she would bring this in front of the Planning Commission for discussion, since the Zoning Ordinance is in the process of being amended, discussion was held to allow this use within the Highway Commercial Zoning District and any other districts where an antenna with the ability to have co-location is located.

The Planning Commission agreed.

## **OLD BUSINESS:**

### **1. Graystone Courts Amendment Request Review- Assisted Living Facilities: Motion to recommend approval to Board of Supervisors.**

Mark Toretti, Penn Terra Engineers, was present to discuss the Proposed Amendment to the Zoning Ordinance regarding allowing Assisted Living Facilities as an accessory use to Age Qualified Housing. He presented a breakdown of the units, indicating some will be single units and some may be double units.

Mr. Campbell felt 50% was too much, since that could possibly double the occupancy if two beds are proposed per unit: 50% of the total of Age Qualified Housing (138) Units=69 units, if those all had two beds, then we would be adding 138 heads to the new addition.

The Planning Commission agreed that it would be necessary to have more than one bed per unit, for the cases where a husband and wife would want to stay in the same room.

Mr. Swartzell noted that we have a lack of affordable Assisted Living Facility options in Centre County.

The Planning Commission came to the conclusion to accept the propose amendment with changes to the number of beds equivalent to one unit. The amendment will read as follows:

*Each building containing age qualified housing must provide for a minimum of fifty (50) independent living dwelling units. The number of assisted living units in an independent living facility containing assisted living residential units as an accessory use shall not exceed 50% of the number of independent living units, where assisted living facilities shall be calculated as 1.25 care beds as equivalent to one dwelling unit.*

With the above language, Mr. Swartzell made a motion to recommend approval to the Board of Supervisors, Mr. Copper seconded the motion.

Vote:           Mrs. Robine=yes           Mr. Campbell=yes           Mr. Copper=yes           Mr. Swartzell=yes

## **2. Zoning Ordinance Amendment Process**

Mrs. Schoch reported to the Planning Commission that she is planning to present Articles I, II, and III to the Commission at the first meeting in March.

The Planning Commission members asked if Mrs. Schoch could first send those to them via email for their review prior to the meeting.

Mrs. Schoch also reported that she has a plan to have the Ordinance adopted by July of 2014, the Township Solicitor will have to review, the Nittany Valley Joint Planning Commission will required 45 days to review, we will need to schedule around their meetings, the County Planning Office has 30 days to review, plus a public comment period.

**CORRESPONDENCE: None**

**NOTES:**

Mrs. Schoch asked the Planning Commission if they had any ideas for grant opportunities within the Township. The Township is holding a meeting with Trish Meek, of the Centre Regional Planning Office to discuss potential projects.

Mrs. Robine would like to see work done on the wetlands at Buffalo Run Park.

Mr. Campbell agreed and discussed the poor condition the playground equipment is at the Park. Also, tree plantings would be useful since there is currently no shade on the playground.

Legion Park in Hollidaysburg was discussed and could be used as a possible example.

**ADJOURN**

With all business complete, Mr. Campbell made a motion to adjourn the meeting at 8:20 PM.

Respectfully submitted by:

Lindsay Schoch, Zoning Officer