

Benner Township Planning Commission
July 11, 2024

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Willis Houser with members Lee Copper, Randy Moyer, Judson Mantz and Lynn Chaplin present. Members Jim Leigey and Alex Moyer were absent. Also in attendance were Justin Komp, Matt Virgin, Carly Davis and Sharon Royer present.

PERSONS TO ADDRESS THE BOARD

Sun Capp – Bellefonte Warehouse: Matt Virgin, Carly Davis and Justin Komp were present to present the Bellefonte Warehouse land development plan. Mr. Virgin noted that the concept of this land development is similar to what was proposed in past plans but in a much smaller scale. The building will be a warehouse/distribution facility that is planned to be 123,904 sq. ft. in size with 628 parking spaces. Currently it is anticipated that the facility will employ approximately 263 people. The facility will now only be located on Lot 14 in the Benner Commerce Park which is 43.67 acres in size. Access to the lot will utilize Industrial Drive. The previously submitted lot consolidation plan which would have adjoined three lots has been withdrawn. It was noted that additional right of way will be acquired from the Centre County Prison property and turned over to the Township to accommodate a new turning lane on Rishel Hill Road. Mr. Virgin noted that it is hoped to begin construction before the end of the year. Mr. Copper moved to approve the Sun Capp Bellefonte Warehouse land development plan. Ms. Chaplin seconded the motion.

Vote: Mr. Mantz – yes Ms. Chaplin – yes Mr. R. Moyer – yes Mr. Copper – yes
Mr. Houser – yes Mr. A. Moyer – absent Mr. Leigey – absent

MINUTES

The minutes of the May 23, 2024 meeting was presented to the Board for their review and comments. Mr. R. Moyer moved to approve the minutes as presented. Mr. Mantz seconded the motion.

Vote: Mr. Mantz – yes Ms. Chaplin – yes Mr. R. Moyer – yes Mr. Copper – yes
Mr. Houser – yes Mr. A. Moyer – absent Mr. Leigey – absent

NOTES/OTHER

Mr. Houser questioned if the Township has heard anything more about the cell phone tower that was to be installed on the Spicer property. It was noted that the decision was sent to the applicant to sign off on but that we never received it back or heard anything more from them.

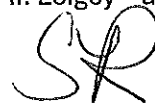
Mr. Moyer noted that the Township received word this week that the Township's decision to deny Bellefonte Airport's campground was once again upheld in court.

Mrs. Royer noted that the Township has received a rezoning request for a portion of the Tomco property that abuts the Fox Ridge Development as well as the Village of Nittany Glen. They are requesting that the property be rezoned from Agriculture to R-2. It was noted that this will come before the Planning Commission at a later meeting.

ADJOURNMENT

Mr. Mantz moved to adjourn the meeting at 7:20 p.m. Mr. Moyer seconded the motion.

Vote: Mr. Mantz – yes Ms. Chaplin – yes Mr. R. Moyer – yes Mr. Copper – yes
Mr. Houser – yes Mr. A. Moyer – absent Mr. Leigey – absent



Sharon Royer, Recording Secretary