

**Benner Township Planning Commission
March 14, 2024**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order by the Chairman, Willis Houser with members Lynn Chaplin, Randy Moyer, Alex Moyer, Lee Copper and Jim Leigey present. Member Judson Mantz was absent. Also in attendance were James Lanning, Aria Eichhof, Rivka Wolin, Kathy Evey, Elyse Crawford, Terry Cable, John Sepp and Sharon Royer. The pledge of allegiance was recited to open the meeting.

MINUTES

The minutes of January 11, 2024, were presented to the Board for their review and comments. Mr. R. Moyer moved to approve the minutes as presented. Mr. Copper seconded the motion.

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

PERSONS TO ADDRESS THE BOARD

Penn Terra Engineering – John Sepp:

Barn's Lane Subdivision: Mr. Sepp presented the 10 lot Barns Lane Subdivision which is located along Barns Lane, a Township Road. Mr. Sepp noted that these lots will be served by wells and on-lot septic systems. Two septic system locations have been located for each lot with the necessary isolation distance for a well to be drilled. All lots will have direct access to Barns Lane. Mr. Sepp noted that there is a conflict with the Township's Street Standards Ordinance and Zoning Ordinance as far as flag lots. It was explained that the wording in the Zoning Ordinance doesn't make any sense with the minimum lot widths and the spacing in between driveways. This zoning amendment is currently in the process to be changed. Mr. R. Moyer noted that he is involved with this project so he will be abstaining from voting on it. Mr. Copper moved to approve the plan as presented acknowledging that an amendment to the zoning ordinance concerning changes for flag lot driveway separation will be necessary. Mr. Leigey seconded the motion.

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

TRU Hotel/Retail Building: Mr. Sepp presented the land development plan for the G.M. McCrossin property that includes a 98 room Tru Hotel by Hilton and a 12,000 sq. foot retail building on the lot that is currently also occupied by G.M. McCrossin's office facility. Mr. Sepp noted that the County Planning Commission and Township's Traffic Engineer had concerns about sidewalks within the site. He noted that in order to address those concerns, the driveway up through the property will be widened and an area will be stripped off for pedestrian traffic. He noted that another concern was for future growth and traffic concerns along the Benner Pike. In order to assist in mediating those concerns, a future right of way easement will be placed on both sides of the lot so that traffic will be able to connect to the adjoining lots. The lot to the right of the McCrossin property will eventually have a driveway that will connect to the traffic light that was put in by Giant. This will allow the McCrossin development to eventually have access to a signalized exit/entrance to the Benner Pike. This development will be served by public water and sewer. Ms. Chaplin moved to conditionally approve the plan pending that all remaining comments are addressed. Mr. R. Moyer seconded the motion.

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

Elyse Crawford – Centre County Planning: Ms. Crawford noted that the Centre County Planning Office is undertaking a project to update the various Centre County Township's Future Land Use Map/Growth Forecasting through 2050. Ms. Crawford went over a list of questions that she had for the Board in order to

assist her with the planning document. Information was given to Ms. Crawford as to the remaining lots and forecasted building schedule of the active residential developments in the Township of Logan Greene, Harvest Meadows and the Village of Nittany Glen. A review of the Township Map showing state owned and/or non buildable areas was reviewed. It was noted that there are three farms within the township that have been placed in the County's permanent Agricultural Easements where the development rights were sold, therefore won't be developed. These include two Hartle parcels (one of which is now owned by Dunkelberger) and the Cort Farm which was just added in 2023. Mr. R. Moyer noted that at this time, most of the larger parcels left are not located near public water and sewer utilities, making them hard to develop. Ms. Crawford asked once the public sewer was installed in the Walnut Grove Development if more lots could be created. It was noted that some of the lots in Walnut Grove are large enough to be subdivided once public sewer is installed but it will most likely only be a handful of new homes nothing of great numbers. The Board noted that they don't have any information on what the school district's final plan is for the Elementary Schools. Questions on what type of commercial development could be expected along Shiloh Road. It was noted that the Township's Zoning Ordinance could be referenced to get an idea of the different uses that may be built in that location. The Benner Pike area was discussed. It was noted that needed road improvements are on the State's radar. Meetings are taking place, however it is unrealistic that drastic improvements will happen any time soon. Ms. Crawford questioned if any rezoning along the Benner Pike has been discussed. It was noted that this land is zoned either Commercial or Industrial and to be changed to something else is unlikely. Ms. Crawford thanked the Board for taking the time to speak with her.

NEW BUSINESS

Zoning Ordinance Amendments: Mrs. Royer noted that as the new Zoning Ordinance gets used, more items are found that need corrected and amended. The list of the proposed revisions were submitted to the Board in their meeting packets.

The first and second proposed amendments were related to Kennels. The revision would be to remove a separate line reference for "kennel" in the use chart. It was noted that this use was listed by itself as well as "Animal Hospitals and Kennels". Along with this, Section 14.16 to allow that "Animal Hospitals and Kennels" shall also be allowed as a conditional use in the RR zone to match the Master Use Schedule. Mr. Copper moved to recommend these changes to the Zoning Ordinance. Mr. R. Moyer seconded the motion.

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

The next proposed amendment was regarding the requirement for flag lots. The amendment would be to delete the last sentence of Section 15.6 C (1) reading: "The access drive associated with the staff shall be no closer than 200 feet from a neighboring driveway on an existing roadway or 100 feet on an interior street of a development." Ms. Chaplin moved to recommend this change to the Zoning Ordinance. Mr. Copper seconded the motion. Mr. R. Moyer noted that he will abstain from voting since this will affect his current development.

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

The last proposed amendment is to re-letter the provisions of Section 14.37 pertaining to Communication, Transmitting and Receiving Facilities for consistency. Mr. R. Moyer moved to recommend this change to the Zoning Ordinance. Mr. Copper seconded the motion.

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

Pennsylvania Game Commission Sewage Planning Module: Mrs. Royer noted that the Game Commission plans on building their new Northcentral Regional Office on their property located along Shiloh Road. The Game Commission wishes to have public sewer run to the new facility. This will be part of the Walnut Grove/Shiloh Road Sewer project. As part of this process, a Component 3M Sewage Planning Module needs to be completed. Part of this requires that the Township Planning Commission complete the Section 4A. Mrs. Royer went over the questions that were on 4A and the answers that were given.

Terry Cable questioned if any other development is going to take place in this area. It was shown on the map where the proposed facility was going to be located. It was noted that all of the lands around this facility are state lands and PSU's property has a conservation easement on it so additional development is highly unlikely. Mr. Cable questioned how this project could potentially impact the PFAS spreading by them excavating. It was noted that this facility is a great distance away from where PFAS had been found. It was explained that when the Game Commission submits their NPDES application DEP will see this submission and they will decide if any extra measures will need to take place.

Mr. Cable noted that PFAS has been detected at Benner Springs. He noted that the Township and State are promoting the usage of the Spring Creek Canyon Trail and wonders who's responsibility it is to notify the public that PFAS is in the stream.

A map was shown, showing the location of where the proposed sewerline is to go.

Mr. R. Moyer moved to approve and sign the Component 4A sewage planning module for the Pennsylvania Game Commission's new Northcentral Regional Office. Ms. Chaplin seconded the motion.

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

ADJOURNMENT

Being no further business, Mr. R. Moyer moved to adjourn the meeting the time being 8:07 p.m. Mr. A. Moyer seconded the motion.

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



Sharon Royer, Recording Secretary