

**Benner Township Planning Commission
October 28, 2021**

The Benner Township Planning Commission meeting was called to order at 7:00 p.m. by the Chairman, Willis Houser with members Judson Mantz, Lynn Chaplin and Lee Copper. Members Randy Moyer, Jim Lanning and Rick Weaver were absent. Also in attendance were Chad Stafford and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Chad Stafford: Mr. Stafford was present to go over the Village of Nittany Glen Phase VII plans. Mr. Stafford noted that this phase will include both single family homes and duplex units. Extra parking areas are being planned near the duplex areas to be more accommodating to residents. Mr. Stafford noted that County’s comments have been addressed. He noted that the Township’s Engineer, Don Franson, had commented that he wanted to see an ADA sidewalk connection which has been added to the plans. Mr. Stafford noted that it could be a little while until the revised NPDES permit is received. It is anticipated that construction will begin early in the Spring. Mr. Stafford noted that next month he will be presenting Phase VI as both phases will be constructed at the same time. Mr. Houser questioned if this phase will utilize the pumpstation that was just constructed. Mr. Stafford indicated that “yes” this phase will as well. The pumpstation will be turned over to SBWJA as soon as the generator is installed. Mr. Houser moved to approve the Phase VII of the Village of Nittany Glen plans. Ms. Chaplin seconded the motion.

Vote: Ms. Chaplin – yes Mr. Mantz – yes Mr. Copper – yes Mr. Houser – yes
Mr. Lanning – absent Mr. Moyer – absent Mr. Weaver – absent

MINUTES

The minutes of September 23, 2021, were presented to the Board for their review and comments. Mrs. Royer noted that Mr. Copper found a typo “lemens” that has been corrected to “lumens”. Ms. Chaplin moved to approve the minutes as corrected. Mr. Copper seconded the motion.

Vote: Ms. Chaplin – yes Mr. Mantz – yes Mr. Copper – yes Mr. Houser – yes
Mr. Lanning – absent Mr. Moyer – absent Mr. Weaver – absent

OLD BUSINESS

None.

NEW BUSINESS

Belle Rose Townhomes Sewage Planning Module 4A: It was noted that DEP has determined that the Belle Rose Townhome Land Development need to complete a Component 3 Planning Module. Part of this module is the 4A which requires the Township’s Planning Commission to complete and sign. Mrs. Royer read each question of the 4A and the corresponding answer. Mr. Copper moved to approve the 4A module. Mr. Mantz seconded the motion.

Vote: Ms. Chaplin – yes Mr. Mantz – yes Mr. Copper – yes Mr. Houser – yes
Mr. Lanning – absent Mr. Moyer – absent Mr. Weaver – absent

November Meeting Date: The Board decided that they will hold their November meeting on the 23rd at 7 p.m.

NOTES

Mrs. Royer noted that DEP representatives will be present at the Board’s November 1st meeting to give an update on the PFAS investigation.

ADJOURNMENT

Mr. Houser moved to adjourn the meeting the time being 7:25 p.m. Ms. Chaplin seconded the motion.

Vote: Ms. Chaplin – yes Mr. Mantz – yes Mr. Copper – yes Mr. Houser – yes

Mr. Lanning – absent Mr. Moyer – absent Mr. Weaver – absent

Sharon Royer, Recording Secretary