

**Benner Township Planning Commission**

**Meeting Minutes**

**September 26, 2024**

**7:00pm**

1224 Buffalo Run Road

Bellefonte, PA 16823

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order on September 26, 2024 at 7:00pm by Willis Houser.

MEMBERS PRESENT: Willis Houser, Lee Copper, Lynn Chaplin, Judson Mantz,

MEMBERS ABSENT: Alex Moyer, Jim Leigey, Randy Moyer

Also in attendance were:

Kathy Evey, Township Supervisor

Matt Harlow, Foxlane Homes

Devon Warner, Foxlane Homes

Mike Lezniak – Benner Township Zoning Officer

**MINUTES**

The minutes from August 8, 2024, were presented to the Board for their review and comments.

*Mantz moved to approve the minutes from August 8, 2024 as presented. Houser seconded the motion. No discussion. Motion to approve the minutes carried.*

| <b>Commissioner Name</b> | <b>Vote</b> |
|--------------------------|-------------|
| <i>Willis Houser</i>     | <i>yes</i>  |
| <i>Jim Leigey</i>        | <i>AB</i>   |
| <i>Randy Moyer</i>       | <i>AB</i>   |
| <i>Lee Copper</i>        | <i>yes</i>  |
| <i>Lynn Chaplain</i>     | <i>yes</i>  |
| <i>Judson Mantz</i>      | <i>yes</i>  |
| <i>Alex Moyer</i>        | <i>AB</i>   |

**PERSONS TO ADDRESS THE BOARD/PUBLIC COMMENT**

1. Tomco Property Revised Rezoning Request

- Matt Harlow (on behalf of Foxlane Homes) was present to discuss the project.
- There was extensive discussion regarding the re-zoning – issues, concerns, etc.
  - i. Approximately 40 acres/75 homes
- Property concept plan was initially proposed R2 but was reconsidered as RR (Rural Residential)

Benner Township Planning Commission Minutes  
 Sept 26, 2024

- Concern about traffic on Fillmore Road (Harvest Meadows)
    - i. Agreement has been reached and plans have been submitted to both Patton and Benner Townships for a turn lane
    - ii. According to projections – the plan is for a right turn lane on Fillmore turning right onto Fox Hill.
  - Rezoning to RR (Rural Residential) \*As opposed to R2
    - i. For reference: Harvest Meadows is R2, Nittany Glen is R3
    - ii. RR means: Single family detached with public water/sewer and lot size of ¼ acre (as opposed to ½ acre)
    - iii. Homes will be higher end/more upscale/more customized.
  - It was recommended to the board to re-zone a portion of the Tomco property, 40 acres, to Rural Residential (RR).
  - It was also recommended to amend table 6.1 to show a lot area amendment from ½ acre to ¼ acre and lots would be served by public water/sewer.
  - There was a concern raised regarding duplexes on the property
  - Definition of Rural Residential Zoning:
    - i. The purpose for the rural residential is established to:
      1. To encourage residential development of larger than 1 acre
      2. To promote development style that will minimize costs of services for infrastructure
      3. To recognize a community’s values regarding these rural areas and future land use management
2. Several residents spoke to express concerns (mostly regarding traffic flow and lot sizes), and ask questions about the project.
3. Several Commission members commented that they are not in favor of reducing the lot sizes to ¼ acre lots.

*Chaplain motioned and Mantz seconded to not approve the recommendation to re-zone the Tomco Property. The motion to not approve the re-zoning carried.*

| <b>Commissioner Name</b> | <b>Vote</b> |
|--------------------------|-------------|
| <i>Willis Houser</i>     | <i>yes</i>  |
| <i>Jim Leigey</i>        | <i>AB</i>   |
| <i>Randy Moyer</i>       | <i>AB</i>   |
| <i>Lee Copper</i>        | <i>yes</i>  |
| <i>Lynn Chaplain</i>     | <i>yes</i>  |
| <i>Judson Mantz</i>      | <i>yes</i>  |
| <i>Alex Moyer</i>        | <i>AB</i>   |

**OLD BUSINESS**  
 NONE

**NEW BUSINESS**

NONE

**NOTES**

NONE

**ADJOURNMENT**

Mantz motioned and Copper seconded to adjourn the meeting. Willis adjourned the meeting at 7:47pm.

---

Leah Guizar - Transcriptionist