

Benner Township Planning Commission

Meeting Minutes

March 24, 2025

7:00PM

Call to Order:

The regular scheduled meeting of Benner Township Planning Commission was called to order on March 24, 2025 at 7:00pm by Willis Houser.

Members Present: Willis Houser, Lynn Chaplin, Judson Mantz, Stacey Hall, Lee Copper, Jason Kormanik, Josh Fitz

Also in attendance:

Sharon Royer, Township Secretary

Justin Dashem, PV Code

Sierra Stamm, Township Staff Assistant

Ron Boger, Penn Terra

Ryan and Ashely Dunkleberger, 623 Buffalo Run Rd

Ed Dunkleberger, 1526 Brush Valley Rd Centre Hall

Appointment of Officers:

Mr. Housers accepted nominations for appointment of officers. Mr. Houser was nominated for Chairman by Mr. Mantz. Vice Chairman position was explained to Ms. Chaplin, who is interested in accepting this position. Secretary position was offered to Mr. Copper, who accepted to continue this position. Mr. Houser motions to have himself as chairman, Ms. Chaplin as Vice Chairman, and Mr. Copper as secretary. Mr. Mantz motioned, and Mr. Fitz seconded this motion. Everyone was in favor.

Minutes:

The minutes from November 14, 2024, were given to all board members to review. Mr. Houser accepted a motion to move forward, Mr. Mantz motioned, and Ms. Chaplin seconded the motion.

Votes: Willis Houser: Yes Lee Copper: Yes Lynn Chaplin: Yes Josh Fitz: Yes

Judson Mantz: Yes Jason Kormanik: Yes Stacey Hall: Yes

Person to address the Board:

Chipotle: Ron Borger, Penn Terra, was present to present the Chipotle Final Land Development Plan (Phase 4). Mr. Borger reviewed the 2300 square foot plan for this restaurant location and the mobile order drive- thru lane. He noted that they have County Conditional Approval with County

comments. He allowed all board members to view larger scale plans and used the plan to show building location in reference to Giant, stormwater management plans, and pedestrian pathways that will connect to the Benner Pike. Mr. Kormanic questioned parking and traffic impacts, Mr. Borger informed members a traffic study was completed. Mrs. Royer confirmed that this is correct and noted some other locations on the Benner Pike that will be taking place in the future. Mr. Houser asked for traffic patterned and entrances to be explained, one entrance from the Benner Pike and one being along Paradise Road. Mr. Houser accepted a motion to move to the Supervisors, Mr. Copper motioned, and Mrs. Chaplin seconded.

Votes: Willis Houser: Yes Lee Copper: Yes Lynn Chaplin: Yes Josh Fitz: Yes

Judson Mantz: Yes Jason Kormanic: Yes Stacey Hall: Yes

Benner Mills Townhomes: Ron Borger, Penn Terra, presented the Benner Mills Townhome Land Development Plan. Mr. Borger explained this will be a small townhome complex (23 townhomes) along Amberleigh Lane, that will connect to Valentine Hill Road. Traffic study that was completed as part of the Logan Greene Study. This is a commercially zoned parcel, but they will complete a conditional use hearing that will allow them to build the townhomes. It was shown to board members how it connected to Amberleigh Land, and where the townhomes will be located along the road. Mr. Borger showed two overflow parking lots that are in the plans. Mrs. Royer showed entrances and exits from the townhomes, and Mr. Borger reviewed the original plan of 23 access points that have now been decreased to 3 access points. Mr. Borger noted that all townhomes will have garages. Dan Franson, engineer, has gave Mr. Borger his review letter with comments that will need to some minor changes. Mrs. Hall question entrance/exit points along the curve, Mr. Borger comments that there will be a speed sign posted and that the roadway is very flat and drivers will have a clear line of sight. Mr. Borger does not have county comments but spoke with Chris on the phone. Chris brought up to him that is you have two lots and a driveway in-between you will need an access easement which needs to be 50ft wide. Mr. Borger noted that a 50ft measurement will be in the townhomes if they measure from the driveway, he is requesting a waiver to have that reduced to 20ft. Mr. Dashem explained that it is a tight fit, but they feel as far as zoning they have no problems. Mr. Borger explained that the “driveway” will run parallel to the township roadway. Mr. Kormanic questioned parking and it was noted that street parking will be present but off-street parking is available. It was made clear that parking was a big concern and they are providing more parking then required. Mr. Mantz questioned if there would be any issues that the 20ft would bring up over the 50ft, Mr. Borger explained there should be no setbacks with the 20ft. Question was brought up about what is separating the road and driveways, Mr. Broger noted the sidewalk in the development plans. Mrs. Hall brought up snow removal, Mrs. Royer stated this street is wide enough for a plow and there are no concerns. Mrs. Hall question if there was an aesthetic that the township strives for once these are built. Mrs. Royer explained other options that were proposed were ruled out due to other townhomes and single-family homes in the area around this location. Mr. Borger noted that self-storage was proposed for this area, but they noticed townhomes were thriving in this area. Mr.

Kormanic questioned if they will be rented townhomes, these will be privately owned. Mrs. Hall was wondering price point. Information was provided for surrounding prices for the townhomes. Mr. Houser motioned to forward and question Mrs. Royer were these needed to move too. Mrs. Royer stated the Board of Supervisors will need to okay the 20ft instead of 50ft set back, formal requested will need to be made. Mr. Copper motioned, and Mr. Fitz seconded.

Votes: Willis Houser: Yes Lee Copper: Yes Lynn Chaplin: Yes Josh Fitz: Yes

Judson Mantz: Yes Jason Kormanic: Yes Stacey Hall: Yes

Ed Dunkelberger RE: Possible Zoning Amendments for Supplement Farm Use:

Ed Dunkelberger presented his plan to promote agri-tourism at his farm. He stated he proposed to the Supervisors Board Meeting, and they wanted him to get on paper what his thoughts were. He reviewed a copy of old Ordinance NO. 125, and the emailed he forwarded to Mrs. Royer that included his proposed plan. He stated Ordinance NO. 125 covers most of what he wants to do at his farm. Alcohol was brought up in discussion and would like to be added under the serving of a license bartender. Mr. Dunkelberger reviewed updates that have been made to his farm/barn, and the want to use it as an event venue. Mrs. Chaplin stated that she believes this is a great idea, and Benner Township needs something like this and she believes residents would support something like this. Mr. Kormanic questioned if they own the whole farm, Mr. Dunkelberger explained they got 225 acre. Mrs. Royer used the map to show attendees the location of the farm and Mr. Dunkelberger explained on all the property owned. Mr. Houser asked what barn would be used as the venue. Son and daughter in-law Ashely showed members pictures of the barn. Mr. Kormanic brought up parking, it was made known parking will be no issues. Mr. Fitz questioned if they were on public water/sewer. Mr. Dunkelberger said they could be, but he would prefer to put a holding tank initially and they have a site they could use. No perc or soil test was complete. Mr. Dashem reviewed holding tank can be used with commercial aspect and this would fall into this. Mr. Dunkelberger asked any inputs from the members, and if they would recommend going to the Board of Supervisors. He noted there was resistant to hayrides in previous discussion due to past experiences in the community. Mr. Dunkelberger stated his son Ryan is going to complete all task/license to be able to hold hayrides. Mrs. Hall and Mrs. Chaplin stated they were on board with this being very family oriented. Mrs. Hall question if they tried to get Penn State Extension on board for resourcing legal motions and liability. Mr. Dunkelberger stated he worked with two ladies through Penn State already on several aspects, but they have not been in contact recently. Mr. Dunkelberger reviewed current use of portable toilets for family wedding and pumpkin patch. Mr. Kormanic question what we would vote on today. Mrs. Royer noted that it would just be the concept of this. Mt. Copper motioned and Mr. Fitz seconded.

Votes: Willis Houser: Yes Lee Copper: Yes Lynn Chaplin: Yes Josh Fitz: Yes

Judson Mantz: Yes Jason Kormanic: Yes Stacey Hall: Yes

Notes/Other:

Mrs. Royer introduced Sierra Stamm as Office Assistant. Justin introduced that he is with PV Code. Mrs. Royer stated Justin will be doing SMP Ordinance and inspections.

Adjournments:

Mr. Houser moved adjourn the meeting at 7:50pm. Mr. Cooper motions, and Mr. Fitz seconded.

Votes: Willis Houser: Yes Lee Copper: Yes Lynn Chaplin: Yes Josh Fitz: Yes

Judson Mantz: Yes Jason Kormanic: Yes Stacey Hall: Yes

Recording Secretary: _____