

Scott Brumbaugh
560 Millgate Rd.
Bellefonte, PA 16823

26 September 2018

Benner Township Planning Commission
Benner Township Supervisors
1224 Buffalo Run Road
Bellefonte, PA 16823

Dear Benner Township Planning Commission and Benner Township Supervisors:

I have reviewed the newly proposed zoning ordinance posted on the township's website (dated 8/15/2018). I have the following concerns:

1. A summary of significant changes is not available for the new zoning ordinances. This makes it very difficult for the general public to ascertain the substantial changes in the new ordinance. Review of the ordinance indicates that meaningful changes have indeed been incorporated, more than just the change to a 'table format' that was indicated in the mail flyer.
2. Regarding Forested Conservation: Section 200.4 of the existing ordinance ('Roth Plan') contains provisions to limit sub-division of existing lot parcels. However, the newly proposed ordinance does not appear to contain any such provision. Thus, it would be possible with the proposed ordinance to sub-divide the entirety of the Forested Conservation Zone into single family homes with lot size as small as 15000 ft² (Table 4-1). Large scale development, with relatively dense housing, seems entirely inappropriate for the Forested Conservation zone.
3. Regarding Agriculture: Section 201.4 of the existing ordinance ('Roth Plan') contains provisions to limit sub-division of existing lot parcels. However, the newly proposed ordinance does not appear to contain any such provision. Thus, it would be possible with the proposed ordinance to sub-divide the entirety of the Agricultural Zone into single family homes with lot size as small as 15000 ft² (Table 5-1). Large scale development, with relatively dense housing, seems entirely inappropriate for the Agricultural Zone.
4. Regarding Environmental Protection Standards: Article 5 of the existing ordinance ('Roth Plan') contains significant provisions to protect natural resources (riparian buffer protections, etc.). Although the proposed ordinance, in Section 4.7, makes reference to Environmental Protection Standards in Appendix A, I cannot find Appendix A in the proposed ordinance. Thus, I am left to assume that all environmental protections have been dissolved.

In summary, I am opposed to the proposed zoning ordinance (dated 8/15/2018) as drafted. The proposed ordinance makes large scale development of Forested Conservation and Agricultural areas possible, if not a certainty.

Thank you for your consideration,
Scott Brumbaugh