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To: Benner Twp Secretary (Sharon Royer) <BennerTwp@aol.com>

Cc: Lynn Mitchell <lynmitch74@gmail.com>

Subject: Benner Township Zoning Board

Date: Wed, Sep 26, 2018 3:02 pm

Attachments: SCCTU_Benner_Township_Zoning_09252018.docx (80K)



Spring Creek Chapter of Trout Unlimited

Conserving, protecting, and restoring Spring Creek's coldwater fishery and watershed
www.springcreektrout.org

September 25, 2018

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

Dear Benner Township Planning Commission & Benner Township Supervisors:

The Spring Creek Chapter of Trout Unlimited is an organization of approximately 600 local area sportsmen. We were made aware of Benner Township's effort to revise its zoning ordinance, and have reviewed the proposed ordinance (dated 8/15/18) posted to the Township website.

Upon reviewing the proposed ordinance, we have several concerns:

1. It appears that all Environmental Protection Standards, that were previously contained in the 'Roth Plan', have now been removed.
2. Limitations to magnitude \ quantity of lot sub-division within the Forested Conservation Zone have now been removed. The 'Roth Plan' (Section 200.4) contains a schedule to limit the amount of possible sub-division. Without such a schedule in the proposed ordinance, it will be possible to substantially develop the Forested Conservation Zone.
3. Limitations to magnitude \ quantity of lot sub-division within the Agricultural Zone have now been removed. The 'Roth Plan' (Section 201.4) contains a schedule to limit the amount of possible sub-division. Without such a schedule in the proposed ordinance, it will be possible to substantially develop the Agricultural Zone.

Spring Creek Trout Unlimited is concerned about the removal of all environmental protections. Additionally, we are concerned about removing sub-division limitations in the Forested Conservation and Agricultural zones. A total of 3 different Class A Wild Trout streams flow through Forested Conservation and Agricultural zones in Benner Township:

- Spring Creek (also designated a High Quality – Cold Water Fishery by Pennsylvania Department of Environmental Protection)
- Buffalo Run
- Logan Branch

These 3 streams represent a significant recreational and economic asset to the community. Unabated high-density housing development, with 15000 ft² lots, could pose a significant threat to the streams via erosion/sedimentation and loss of riparian buffer.

As currently drafted, Spring Creek Chapter of Trout Unlimited is opposed to the newly proposed zoning ordinance. We urge you to reconsider the removal of limitations on sub-division and environmental protections.

Thank you,

Lynn Mitchell

President, Spring Creek Chapter of Trout Unlimited
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