

Centre Documenters

Meeting: Planning Commission
Township: Benner
Documenter name: Lily Dorf & Sophia Ambrosina
Date: Nov. 9, 2023
Start Time: 7:00 p.m.
End Time: 7:15 p.m.

Notes

Members present:

Lynn Chaplin
Lee Copper
Willis Houser (vice chairman)
Jim Lanning
Jason Mantz
Randy Moyer

Members not present:

Rick Weaver

The meeting started with the pledge of allegiance.

Members have a map of the county and zoning noting the developments they plan to make within the county.

A presentation on the construction of a McDonalds was given by Carmen D. and Randy G. (*Documenters were unable to get the surnames for McDonald's planning and construction representatives.*) Randy outlined the plans for the McDonalds in the Benner Shopping Center, specifically outlining where it will be placed. Blueprints for the project were shared on a board. Randy shared the layout of the building, noting three drive-thru windows, 37 parking spots, the plans for driveways and a sidewalk for accessibility.

Board members inquired about the road that would be built to access the McDonalds and Randy noted that it was under review for approval, but they have a building permit for the McDonalds. Their utilities have been approved as has a plan regarding the flow of

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traffic around the center, with particular regard to not interfere with other shopping (like the Giant), nearby.

Construction on the McDonalds and surrounding development will begin in March 2024.

Members Jim Lanning and Randy Moyer discussed the circulation of traffic around the building, and they questioned whether or not it was adequate, on whether the circulation of the building will be ok as planned.

“The [traffic] circulation is going to contained to the McDonalds,” Carmen stated.

Randy and Carmen clarified that they have a system in place steering the traffic to flow around the building like a clock, and will not interfere with the traffic in the shopping center because the new construction will establish a self-contained area. It will have to have shrubbery around it so that it almost creates a border for the traffic line at McDonalds.

Randy continued to explain and show members exactly where trees and shrubbery would be planted around the building, supporting the flow of traffic.

Member Lynn Chaplin inquired about the number of seats planned for inside the McDonalds.

The plan is for 56 inside the McDonalds, they explained.

The planning commission approved the final land development plan.

Summary

- A planning and construction update for a new McDonalds in the Benner Shopping Center was presented to the Benner Planning Commission in November.
- The board members had questions about traffic flow within shopping center parking lot, specific to the new McDonalds, and its impact on the existing traffic. Shrubby will be used in the McDonald's parking lot to more narrowly direct traffic along the McDonald's three drive-through windows.
- The board approved the construction and plan for Benner Shopping Center McDonald's to begin in March 2024.

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