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Potter Township Planning Commission

January 4, 2011

Members Present: Dick Decker, Ron Grove, Paul Sampsell, Pam Winter, Mike Troyan

Call to Order: Chairman Ron Grove called to meeting to order at 7:00 p.m.

Reorganization: Dick Decker moved to keep the chairman and vice chairman the same as last year. Pam Winter declined the vice chair position. Pam Winter nominated Karl Eysenbach for vice chair. Dick Decker moved to close nominations and second by Pam Winter. Motion carried. Results – Ron Grove, Chair and Karl Eysenbach, Vice Chair.

Approval of Minutes: The minutes of December 7, 2010 were approved on motion by Paul Sampsell and second by Pam Winter with noted correction. Motion carried.

Citizens Concerns: None.

Zoning Officer's Report: Jeff McClellan distributed the zoning officer's report.

Supervisors Report: Dick Decker noted the supervisors accepted the resignation of Ron Sweitzer as supervisor and Lynda Powell was not reappointed to the planning commission. Discussion followed on candidates for the position. Pam Winter mentioned Jeff McClellan. Dick Decker noted he should submit a letter of interest to the township secretary. Paul Sampsell asked if the previously interviewed candidates should be notified of the vacancy to inquire if they are still interested. Dick Decker will ask the township secretary to notify the candidates.

Stan Wallace, Nittany Engineering presented the sewage facilities planning module on the land of Ronald J. & Robin L. Kuhlman. He noted the land is unsuitable for on-lot sewage and the small flow treatment facility is the only option to correct the problem. John Czerniakowski was the only landowner to reply to letter stating the process. An operation and maintenance agreement with an escrow of \$2500 will be signed by the property owners and the agreement will be attached to the deed. The SEO will inspect the system at least three times per year which could be reduced once it is determined to be functioning correctly. Paul Sampsel moved for the Planning Commission to accept the proposed sewage plan and for the chairman to sign the module and second by Mike Troyan. Motion carried.

Correspondence:

1. Review and comment – sewage facilities planning model (small flow treatment facility) for sanitary sewage system malfunction repair (on lands of Ronald J. & Robin L. Kuhlman), Potter Township CCPCDO File No. 198-10
2. Final Subdivision Plan of Tract No. 1 and Final Property Survey of Tract No. 2 for James B. Smith, Charles H. Smith & Thomas L. Smith and Crows Nest Limited Partnership in Potter Township CCPCDO File No. 132-10
3. Final Plan - Minor Subdivision of the Lands of William H. Arnold and Barbara L. Arnold, Lots 2 and 3 in Potter Township CCPCDO File No. 13-10
4. Preliminary Plan submission of the Old Fort Road Development proposal, Potter Township CCPCDO File No. 149-10

Old Business: Dick Decker noted members serving on the Planning Commission now has a mailbox located in the hallway. As discussed at the last meeting, information will be distributed to the members but not necessarily drawings

due to the cost for drawings. The website has not yet been modified for agendas to be included.

New Business: Chair Grove noted a discussion with Bob Poole. Mr. Poole would like the Planning Commission to tour some of the developments that he refers to in his discussions on set -backs. Chair Grove will contact Mr. Poole for a list of the developments and the Planning Commission will tour as time permits. Paul Sampsell questioned the correspondence of the Old Fort Road Development. This was explained as the submitted PennDot traffic study being an issue at the county level.

The meeting was adjourned at 8:10 p.m. on motion by Paul Sampsell and second by Mike Troyan.

Submitted by:

Carol A. Corman, Secretary

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