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**Potter Township Planning Commission**

**February 22, 2011**

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

**Absent:** Karl Eysenbach, Dick Decker

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

**Approval of Minutes:** The minutes of January 25, 2011 were approved on motion by Pam Winter and second by Paul Sampsell. Motion carried.

**Citizens Concerns:** None.

**Zoning Officer's Report:** Jeff McClellan provided a year-end report with comparisons between 2009-2010. He also noted a letter has been submitted to the county concerning the Holzwarth subdivision.

**Correspondence:**

1. Notice to Municipality of Receipt of Land Development Plan, Jaybird Manufacturing, Inc., final plan, CCPCDO File No. 21-11
2. Final Plan for Northwest Saving Bank, Centre Hall Branch CCPCDO File No. 25-11
3. Review of the Final Minor Subdivision Plan, Holzwarth Subdivision-Minor Subdivision of tax parcel No. 20-6-141 into Lot Numbers 2A, 2B, and 2C, Potter Township; residential, CCPCDO File No. 11-11
4. A Minor Land Development Exemption Request – Proposed Covered Horse Arena, Centre Hall Grange Fair Encampment, Potter Township, CCPCDO File No. 19-11
5. Request for zoning and zoning map change, Tax Parcels 20-5-41C, 20-5-41G, & 29-8-13X, Potter Township, Centre County, Jacob and Sallianne Tanis, Margaret S. Cole

Stan Wallace, Nittany Engineering presented for request for zoning and zoning map change for Jacob & Sallianne Tanis and Margaret Cole. The properties are currently zoned agriculture and the parties would like for the change to the PCI district. Discussion followed on what is permitted in the PCI district with no residential housing allowed. It was noted David Coopey had requested a zoning change before which was denied. The reasons for the denial were noted by the zoning officer. Pam Winter moved to allow the change and second by Paul Sampsell. Motion carried. The change will be forwarded to the supervisors for approval.

Stan Wallace continued with the plan for Northwest Savings Bank noting it is zoning compliant, with a shared driveway which will be to township standards. Paul Sampsell moved the planning commission sign the plan once received from the county with a second by Mike Troyan. Motion carried.

Robyn Froehlich, Uni-Tech represented Jaybird Manufacturing. She noted it is complaint with zoning, the land development is permitted. However, there could possibly be a HOP issue. Don Franson provided some comments and she is researching the permit which does not allow buses and truck access to the township road. After discussion, Paul Sampsell moved to accept the plan as presented with the following three conditions: security lighting and outdoor lights shielded, and the two HOP permits. Mike Troyan seconded the motion. Motion carried. Chairman Grove will check with the township secretary as to scheduling the conditional use hearing.

Jeff McClellan noted Grange Fair has not completed their storm water management plan.

Mike Troyan noted he is now serving on the Tri Municipal Park Committee. Discussion followed on the model airplane club having money to invest and their desires.

**Old Business:** Chairman Grove noted he left several messages for Bob Poole as to touring several developments and he has not returned any calls.

The meeting was adjourned at 8:58 p.m. on motion by Pam Winter and second by Paul Sampsell.

Submitted by:

Carol A. Corman, Secretary

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