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**Potter Township Planning Commission  
October 25, 2011**

**Members Present:** Mike Troyan, Karl Eysenbach, Dick Decker, Ron Grove, Melvin Dutrow, Paul Sampsell, Pam Winter

**Others Present:** Sandy Rishel, Jeff McClellan, Zoning Officer, Scott Bubb, 7 Mtn. Winery and Stan Wallace, Nittany Engineering

**Call to Order:** Chairman Ron Grove called the meeting to order at 7:02 p.m.

**Approval of Minutes:** The minutes of October 4, 2011 were approved on motion by Paul Sampsell and second by Pam Winter. Motion carried.

**Citizen's Concerns:** None.

Stan Wallace, Nittany Engineering was present to represent Scott Bubb, 7 Mtn. Winery requesting an amendment for a conditional use for the Potter Township Zoning Ordinance Chapter 27 of the Codification of Ordinances to add clubs, lodges and social halls as a conditional use in the Open Space/Forest District. Discussion followed as to parking, curfew, tour buses, sewage, and a minor land development plan is needed. Melvin Dutrow moved to pass the amendment to the supervisors to add clubs, lodges and social halls as a conditional use in the Open Space/Forest District and second by Karl Eysenbach. Motion carried.

**Correspondence:**

1. Final Plan – Subdivision of Lands of Kenneth W. & Deborah E. Arnold – Lot 1, Plat Book 79, Page 103 into Lot 1R and Lot 4 located in Potter Township, CCPCDO File No. 110-11

**Zoning Officer:** No report. He noted the Open Space/Forest District is where trailer parks are permitted. The residential zoning served as a buffer between the ag and commercial districts and this was the reason. Jeff McClellan and Dick Decker met with the solicitor concerning the code book and Jeff is to make a list of the corrections to be submitted to General Code. They also discussed the wells and boreholes ordinance with the solicitor. He thought it was a good ordinance and had a few comments. Karl Eysenbach moved the planning commission send the wells and boreholes ordinance to the supervisors with the comments from the solicitor to the supervisors. Mike Troyan seconded the motion. Motion carried.

**Old Business:**

A hearing for the waivers for the Tanis subdivision road standards will be needed.

A large windmill ordinance still needs to be reviewed.

Dick Decker noted Bob Poole did meet with the supervisors and the zoning change could possibly be amended. Discussion followed as other commercial zoned property being available in the township but not at location the builder desires.

Chairman Grove noted the Planning Commission first meeting in January will be on a Wednesday after the supervisors meet on Tuesday.

The meeting was adjourned at 8:25 p.m. on motion by Paul Sampsell and second by Pam Winter.

Submitted by:

Carol A. Corman, Secretary

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