

Potter Township Planning Commission
February 7, 2017

Members Present: Ron Grove, Karl Eysenbach, Michele Brown, Tom Doman and Mike Troyan

Members Absent: Mary Carol Frier and Paul Sampsell

Others Present: Brian Tice, Centre Hall Fire Company; Bob Jacobs, Centre County Planning Office

Call to Order: The meeting was called to order at 7:02 p.m. by Chairman Ron Grove.

Approval of Minutes: Michele Brown made a motion to approve the January 24, 2017 Minutes; seconded by Tom Doman; motion carried.

Citizen's Concerns: Brian Tice asked whether there was anything the Fire Company could help with or give input concerning the Route 322 realignment and any possible rezoning.

Zoning Officer's Report: None

Supervisor's Report: The Supervisors discussed the Planning Commission's proposal to change/remove some uses from the Rural Residential District. Bob Jacobs gave a presentation to the Supervisors similar to the one to the Planning Commission. It was also mentioned that the Planning Commission was trying to involve the PVCA with source water protection and the Supervisors were favorable to this approach.

Correspondence:

- OK to Commence Construction Notice -- Final Land Development Plan of Lot 1R for Jersey Shore State Bank -- Centre Hall Branch, Potter Township, CCPCDO File No. 67-16

Old Business: Bob Jacobs suggested adding a "Neighborhood Retail Business Establishment" as a permitted use to the Rural Residential District along with removing items #7 and #8 from that District. This would still allow small retail stores such as those referred to as "Mom and Pop" establishments in this area. After some discussion, Mike Troyan made the motion to revise the proposal to the Supervisors to still remove items #7 and #8 and to add the Neighborhood Retail Business Establishment as a permitted use. Tom Doman seconded the motion; motion carried. The Secretary was asked to revise the letter to the Supervisors to reflect the change. Karl Eysenbach made the motion that after the letter was revised the Chairman should sign the letter and have it sent on to the Supervisors for their February 13th meeting. Mike Troyan seconded the motion; motion carried.

Bob Jacobs will attend the Supervisors' meeting and write up some background

information for them. Bob also reported that the County recommends and is asking that the fire company with jurisdiction in the area where a land development and/or subdivision plan is proposed has the ability to comment on the plans pertaining to access for their equipment and an adequate supply of water in case of a fire or emergency. The County will be reviewing this.

Tom reported that the Board of Governance of PVCA was in favor of working with the Townships on source water protection. Tom will draft a proposal for the PVCA and the Townships.

Ron mentioned that he spoke with the Chairman of the Supervisors, Dick Decker, about the Planning Commission meeting only once a month instead of twice. Since the meeting dates have already been published and it would cost several hundred dollars to publish new dates, it may be more economical to continue the way it is this year and consider a change for 2018.

New Business: None

Adjournment: The meeting was adjourned at 7:50 p.m. on a motion by Tom Doman and seconded by Mike Troyan.

Pamela R. Winter, Secretary