

Potter Township Planning Commission
April 27, 2017

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

Members Absent: Tom Doman, Mary Carol Frier and Paul Sampsell

Others Present: None

Call to Order: The meeting was called to order at 7:03 p.m. by Chairman Ron Grove.

Approval of Minutes: Karl Eysenbach made the motion to accept the April 4, 2017 Minutes with the changes noted; Mike Troyan seconded; motion carried.

Citizen's Concerns: None

Zoning Officer's Report: None

Supervisors' Report: The Supervisors gave the Planning Commission approval to continue working on a Parking Ordinance and a Hotel Ordinance. The Township also got notification from the State to think about adopting a Marijuana Ordinance as the State has allotted six (6) medical marijuana shops/distributors and growers for this area of the State. These uses are not currently included in the Township's Zoning Ordinance.

Correspondence:

1. Subdivision Plan Signed by CCPC for Final Plan -- Eysenbach Subdivision -- 3 Lot Subdivision Lands of Karl and Linda Eysenbach, Potter Township, CCPCDO File No. 124-16
2. Time Extension Request -- Final Land Development Plan for The Meadows Psychiatric Center -- Building "C" (10-Bed Addition), Potter Township, CCPCDO File No. 125-11
3. Final Plan -- 2 Lot Subdivision of Lands of Sharon A. Bubb into Lot 3 and Lot 4, Potter Township, CCPCDO File No. 171-16

Old Business:

- Parking Tax Ordinance. It was brought to the Commission's attention that there is a possibility of allowing people attending Penn State football games to park their cars in Potter Township and then the University will shuttle the people to the stadium. If this is the case, Potter Township would like to be able to claim a percentage of any lump sum payment to the lessor, or a per car fee if applicable, as revenue for the Township. Anyone in the Township who has an area where they allow people to park for a fee could be subject to this Ordinance.

A suggestion was made to look into the Amusement Tax Ordinance to see if an

“operator” of an activity only rents a building for a specific activity, but does not charge for parking, whether the Township could claim a percentage of any admittance fees, etc. from the owner/operator of the activity under this Ordinance.

After more discussion, a motion was made by Ron Grove to forward the “Benner Township Non-Resident Patron Parking Tax Ordinance 89-04,” as modified, as a Parking Tax Ordinance for Potter Township to the Supervisors; Michele Brown seconded; motion carried.

New Business:

1. Zoning Ordinance pertaining to Marijuana. A discussion was held relating to the information in the Supervisors’ Report. After discussion, Mike Troyan made the motion to recommend to the Supervisors to include in the PCI District as a conditional use the marijuana shops/distributors and growers; Michele Brown seconded; motion carried.

2. It was reported that at the last Regional Planning Commission meeting Tom Zilla stated that another \$4 million has been designated to study the Route 322 upgrade again to see if there are any other options.

3. The Meadows 10-Bed Addition Plan was given to the Chairman and Secretary to sign. Mike Troyan made the motion to sign the Plan; Michele Brown seconded; motion carried.

4. The Planning Commission was asked to start thinking about the Township road berms relating to trees, monopoles, etc. in the berms or too close to the berms. Encroachment onto the Township berms or rights-of-way of certain things, like trees, hinder the plowing of snow in the winter. Most Township roads have a 16-½ foot ROW on each side. Whose responsibility is it for maintenance or removal of a tree, etc., if it becomes necessary?

5. Dick Decker asked the Planning Commission to think about a theme for this year’s display at Grange Fair. Several ideas were floated.

Adjournment: The meeting was adjourned at 9:08 p.m. on a motion by Michele Brown and seconded by Mike Troyan.

Pamela R. Winter, Secretary