

**Potter Township Planning Commission
September 5, 2017 Minutes**

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

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

Approval of Minutes: Mike Troyan made the motion to accept the August 1, 2017 Minutes as presented; Michele Brown seconded; motion carried.

Citizen's Concerns: None

Zoning Officer's Report: The Zoning Officer's Report was distributed; nine (9) permits were issued in August.

Supervisor's Report: Karl reported that the Supervisors voiced a concern that on most minor subdivision or land development plans neither the County nor the State requires an Erosion and Sedimentation Plan to be filed. One such subdivision on Egg Hill Road now has a rather large opening for the driveway and the bank on either side of the driveway has been "laid back," exposing even more bare soil. During times of rain, there is water runoff coming down this driveway either onto the Township road or filling the ditch beside the road with washed out sediment. Also, where there may be more than one (1) minor subdivision or land development beside one another and they didn't have to file E&S plans, the same thing is happening causing runoff onto the road or onto a neighboring property. Can the Planning Commission make any suggestions on how to resolve this problem?

Correspondence:

1. Final Plan - Lot Addition & Replot of Property Titled to Ray A., Jr. & Carol L. Walker - Tax Parcels 20-06-73 & 20-06-75A, Potter township, CCPCDO File No. 89-17

2. Final Plan Showing Replot of Lands of Charles D. Brecht & Debra Kay Brecht (Consolidation of Tract #2 and Tract #6 into Tract #6R), Potter Township, CCPCDO File No. 110-17

Old Business:

1. John Cole Subdivision - A farmer may declare a non-building waiver for a subdivision and forego sewage testing. The Planning Module for this subdivision was not in the Commission's possession, so Mike Troyan made the motion to authorize the Chairman to sign the Module outside of a meeting; Michele Brown seconded; motion carried.

2. Water Regional Steering Committee Proposal - Tom Doman reported that the next Regional Planning Commission meeting was scheduled for September 18, 2017. He will present the proposal for the Steering Committee at that meeting.

New Business:

Question: Can the Township set up guidelines or requirements that all subdivision or land development plans must include an Erosion & Sedimentation Plan even if it is not required by the County or State?

Suggestions:

1. Maybe the Township could require that some type of cover (such as straw) be placed over any bare soil, or some type of barrier be used to prevent runoff until a cover vegetation can be planted.

2. As part of the review process, the Township could set a policy that if “X” square feet of soil is disturbed or exposed, it must be seeded and covered with straw within “X” number of weeks in order to prevent erosion.

3. Let’s talk to Bob Jacobs and Chris Schnure at the County Planning Office for any ideas or requirements they could suggest. Also, talk to the Township Engineer, Don Franson as to what to look for on a Plan that would signal some type of E&S control may be needed. Some research will be done before the next meeting.

Adjournment: The meeting was adjourned at 8:10 p.m. on a motion by Michele Brown and seconded by Tom Doman.

Pamela R. Winter, Secretary