

## Potter Township Planning Commission

February 6, 2018

**Members Present:** Ron Grove, Karl Eysenbach, Michele Brown, Tom Doman, Mary Carol Frier, and Mike Troyan

**Absent:** Paul Sampsell

**Call to order:** Cindy Foust, Secretary called the meeting to order at 7:00 PM.

No minutes of the January 2018 meeting were presented.

**Citizen's Concerns:** None

**Zoning Officer's Report:** Report was distributed; 7 permits were issued in November 2017; 5 permits were issued in December 2017.

**Supervisor's Report:** Karl reported on the events of the Board of Supervisors' meeting held on February 5, 2018. Mike Troyan, Karl Eysenbach, and Todd Bowersox will remain on the Tri-Municipal Park board for a 1 year term. By-laws for the Tri-Municipal Park were approved; Karl reviewed the procedure in the event the Tri-Municipal Park needs to secure financing. Regarding Colyer Lake: no horses will be permitted, railing will be installed, a small pavilion with picnic tables, benches will be added, and signs will be placed. Zoning fees will revert back to the \$850 fee. Discussion on a variance request to reduce the size of a retention pond at Happy Valley Stables, referred to Solicitor Raymond.

### Correspondence:

1. Lot Addition/Replot Proposal: Potter Township, Grantors: Savaltore L., Jr. & Pauline R. Nicosia, Grantees: Phil & Judy Meyer; CCPCDP File No. 1-18
2. Review and Comment: Sewage facilities Planning Module for Happy Valley Stables, LLC Subdivision (Re-subdivision of Lot 2 into Lots 2R1 thru 2R5, Samuel B. Beiler, Co-owner/member), Tax Parcel No. 20-6-35C, Potter Township, CCPCDO File No. 3-18.

### Old Business:

1. Water Regional Steering Committee Proposal: Tom Dorman : no report.

2. **Zoning Changes Pertaining to Casinos:** Suggested location: in PCI district as a conditional use. Discussed ordinances, signage, parking lot size, lighting, etc. Other considerations discussed: noise (n/a) and traffic (PennDOT issue).

3. **DAS Resolution:** Not discussed.

### **New Business:**

1. **Sign Ordinance:** Discussed electronic signs on Rt. 322: are permitted now, current ordinance prohibits new billboards. Anticipating new signage after improvements are made to Rt. 322: Mary Carol volunteered to get copies of signage ordinances from other municipalities for comparison. Ron will check with solicitor Raymond regarding changing our sign ordinance. Mary Carol also suggested we review the fee schedule for signage. We would need to make any changes in March, present to township supervisors. There would also be a need for a public hearing. It was suggested by Karl that we view a webinar on signage offered by PSATS.

2. **Regional Planning Commission:** Jake Corman, G. T. Thompson, Rep. Hannah, and Rep. Benninghoff will host a community meeting to discuss the EMS situation. This will be held March 19, 2018 at the Old Gregg School in Spring Mills.

**Adjournment:** Tom Dorman made the motion to adjourn, seconded by Mary Carol Frier; meeting adjourned at 8:45 PM.

Respectfully Submitted,

Cindy Foust, Secretary