

Potter Township Planning Commission

August 6, 2019

Members Present: Ron Grove, Karl Eysenbach, Mary Carol Frier, Mike Troyan, Paul Sampsell, Michele Brown, and Scott Floray.

Call to order: Ron Grove called the meeting to order at 7:00 PM.

Citizens attending: Stan Wallace and Denny Foust

Reading of the Minutes: Scott Floray made the motion to approve the minutes of the July 2, 2019 meeting, Michele Brown seconded the motion; the motion passed by all members present.

Zoning Officers Report: None

Supervisors Report: Karl Eysenbach discussed the concerns the board of supervisor had regarding the Horizon Brush Valley Preliminary Land Development Plan.

Correspondence: Horizon Brush Valley Preliminary Land Development Plan. After a lengthy discussion, the following concerns need addressed:

- The water supply lines for all phases need to be adequate, and need installed along with development of Phase One.
- The traffic study needs reviewed, entrances to SR 192 seem inadequate for a development of this size.
- Recommendation of a usable easement, which meets Potter Township road standards, to access Manor Road.
- Potter Township will not maintain the park areas.
- A central location for mail boxes needs added to the plan.
- An area for off-street parking needs added to the plan. The width of the development streets does not allow for on-street parking.
- Streets need built to Potter Township standards.
- Sidewalk concerns will be addressed by the township solicitor.
- Recommend the establishment of a Homeowners Association.
- Consider adding outside post lighting to each lot.

Old Business: Sign Ordinance: we reviewed the changes from the meeting of July 23, 2019 as follows:

- Per township solicitor: the ordinance needs to be enforceable the day it is enacted
- Ron Grove suggested: if the type of sign is not defined – it is not permitted; we don't need a definition for something that is not permitted
- Going forward: all off-premises signs are not allowed. Existing are grandfathered
- Page 8, O. remove "existing at the time of adoption of this ordinance"

- Page 8, R. Add “on Premises prior to Directional Signs; eliminate #'s 1, 2, & 3
- Page 8, Add item “U” Agricultural sign: products for sale/on premises/max size 4sq ft/double sided
- Page 9: Sign area: #1 clarification: area of sign includes the sign face and boarder; #2: regarding signs consisting of a series of letters/ graphics/etc. the area includes all letters, etc.
- Page 9: on premises signs: include 3-D – conditional use
- Page 10: D: Sign Height: leave in: #3
- Page 10: E: Move to Off Premises Signs
- Page 10: Sign Illumination: Add: Must meet OAAA Standards (PERIOD)
- Page 10: Add a section on LED Signs: must meet IESNA standards
- Page 10: f: Message duration: reference Penn Dot publication #581/Sec C/#1 message display/max. 5 sec.
- Page 13: Electrical Standards: Leave section referencing all work shall be completed in full compliance with Potter Twp and the electrical code.....
- Page 13: #7: change to read:” a summary of the location of illuminated signs” (reference table 1) Message center signs – adjust verbiage.
- Discussion on eliminating (entire) Section 7
- Exempt signs:
 1. Flags: American, State, Service Organizations, Personal Expression are not commercial signs. If not mentioned, they are not permitted.
 2. Eliminate reference to Vending machine signs N/A

Discussed the revision or elimination of the following during this meeting:

- Eliminate the definitions that are not covered in the ordinance.
- Table 1: eliminate the reference to brightness.
- Lengthy discussion on Table Two, concerning illumination of signs within each zoning district: what to allow, what not to allow, hours of illumination, internally and externally lit signs, zoning districts where there should be no illuminating signs.
- Stan Wallace gave Mary Carol Frier the complete Penn DOT Publication #581, Section C, for inclusion in the ordinance.
- Section 7: Off Premises Signs. Eliminate the entire section. There will be NO Off-Premises signs.
- Consideration given to Temporary Signs advertising community service events: should permits fees be waived?

We will continue the sign ordinance discussion at our next meeting.

New Business: Grange Fair Poster: The poster is at the printer’s.

Adjournment: Mike Troyan made the motion to adjourn the meeting, motion seconded by Scott Floray; and passed by all members present. The meeting adjourned at 9:50 PM.

Respectfully Submitted,

Cindy Foust, Secretary