

Potter Township Planning Commission

Meeting Minutes

February 4, 2020

Members Present:

Mike Troyan, Paul Sampsell, Scott Floray, Cindy Foust, and Mary Carol Frier. Michele Brown and Glenn Roth were absent.

Call to Order:

Chair, Scott Floray called the meeting to order at 7:00 PM.

Citizens attending: Ron Grove, John Sepp, Karl, Eysenbach, Melvin Dutrow, and Denny Foust

John Sepp presented The Horizon at Brush Valley Subdivision Plan – Phase I for signatures.

Approval of the Minutes:

Minutes of the January 7, 2020 were approved as amended on a motion by Paul Sampsell, seconded by Mike Troyan. Motion passed by all members attending the meeting.

Zoning Officers Report: None

Supervisors Report: No report

Correspondence:

Final Plan: Neil P. Korostoff & Stacy P. Levy: 3 lot Subdivision and Replot of Lot 1 of Plat Book 39, Page 57 into Lots 1A, 1B, & 1C. CCPCDO File No. 1-20. Plan sent to Potter Township Supervisors, with the following items noted:

- in lieu of fee not documented and,
- HOPs clarified.

Final Plan: Scott and Mary Ann Bubb Subdivision – Replot of Parcel 2R of Plan Book 88, Page 59 into Parcel 2R-A, Parcel 2R-B and Parcel 2R-C, as submitted under the Minor Subdivision classification. Plan was sent to Potter Township Supervisors, with the following items noted:

- in lieu of fee not documented and,
- HOPs clarified.

Old Business:

Sign Ordinance:

Scott Floray discussed his recent meeting with Jake Tanis and Denny Foust regarding concerns that the supervisors have expressed:

- Cost concerns of inventorying existing signs,
- Enforcement costs,
- And the need to continue discussion of off-premises signs in the Commercial, PCI, and Ag Districts.

Mike Troyan presented his Impact Review, containing documentation of the impact of signage (primarily billboard signs) within the US. He gave examples of the impact of negative, and positive signage; he defined the rural nature of our community and the preservation of such; our lack of control over the messages on signs; etc.

After much discussion, the following revisions to section 7, page 10 of the proposed sign ordinance (dated Nov. 17, 2019) were suggested:

- Include off-premises signs in the 322 Corridor (which will be defined as lands within the East/West borders of Potter Township along Route 322).
- Off-premises signs within the 322 Corridor will be limited to the following:
 1. Height and square footage as described in the proposed Nov. 17, 2020 sign ordinance;
 2. Signs must be 1400 ft, from property lines, setbacks from township and state roads will be observed; and, these signs must maintain a minimum radius/distance of 1400 ft. between signs;
 3. Additionally, digital display signs will be PROHIBITED in all zones within the township, including the newly proposed 322 Corridor;
 4. Lighted/Illuminated off-premises signs will be permitted within the 322 Corridor, but not within all other zones within the township.

Mary Carol Frier will incorporate the changes into the proposed sign ordinance for presentation to the planning commission at their March 3rd meeting. Once agreed upon, the proposed ordinance will be presented to the township supervisors.

New Business:

Junk & Rubbish Ordinance: discussed enforcement concerns. Action tabled at this time.

Adjournment: Cindy Foust made the motion to adjourn, motion was seconded by Mary Carol Frier; motion passed by all members present. Meeting adjourned at 9:30 PM.

Respectfully Submitted,

Cindy Foust, Secretary