

# Potter Township Planning Commission

## Meeting Minutes

March 3, 2020

### Members Present:

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

### Call to Order:

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

Citizens attending: Ron Grove, Karl, Eysenbach, Jake Tannis, and Denny Foust

### Approval of the Minutes:

Minutes of the Feb. 4, 2020 were approved on a motion by Paul Sampsell, seconded by Mike Troyan. Motion passed by all members attending the meeting.

Zoning Officers Report: Permits issued is Dec. 2019: 9; Jan. 2020: 4

Supervisors Report: Karl Eysenbch and Jake Tannis reported on updates to the Ball Park:

Maintenance needed: weed and feed grassy areas, concerns over electric bill, teams scheduled for 2020, etc.

### Correspondence:

Time Extension Request – Final Plan – Marshall L. & Emily K. Zimmerman Subdivision (Tax. Parcel 20-6-33) and Lot Addition to Lands of Mark F. Michelotti (Tax Parcel 20-6-33B); Potter Township. CCPCDO File No. 67-19

Authorization to Commence Construction Notice – Final Phase 1 Subdivision Plan – The Horizons at Bush Valley (plan dated: December 5, 2019, last reviewed: February 4, 2020); Potter Township.  
CCPCDO File no: 200-19

Chris Schnure from Centre County Planning will present a program on Planning Commission procedures to the Potter Township Planning Commission on April 7, 2020.

### Old Business:

Sign Ordinance:

Mary Carol Frier presented the Feb. 20, 2020 revision of the Sign Ordinance for review and discussion. Discussion focused on the following concerns:

- Vehicular signs (not permitted if the sign is considered an advertisement, struck the “Incidental business identification is allowable”)
- wagon signs will not be permitted
- brightness/illumination: concerns over signs in the Ag and Forest districts: maximum lumens allowed, and monitoring of those signs
- on-premises and off-premises signs in Ag and Forest districts; minimum distance – change: to 1000 ft. allowed between signs in the CPI District
- Changes to Table 1: Ag District: only allow on-premises signs, illumination (internal & external) will be allowed per note #2 below the table; hours of illumination allowed from dusk to dawn;
- note #2 (below Table 1) to include a maximum of 1500 lumens per side.
- Section 7: first paragraph: strike the words: “and Ag District”.
- Section 10: #2 under item B, line G: a question posed: who will determine this?
- Section 12: B: third line: strike the words “shall not be increased” substitute the words: “shall not be increased beyond the previously existing sign”.
- Township solicitor, Bob Rayman, email his concerns regarding the February 20, 2020 version: those concerns are as follows:
  1. Strikeout the words: “is allowed” from the definition of vehicular signs.
  2. Need to address concerns regarding the Ag District.
  3. Non-conforming signs – normally, a non-conformity can be extended within certain limits, rather than the permitted signage under the new ordinance.
  4. Enforcement.

Mary Carol will email the revisions to the planning commission members; we will review, and make any suggestions for changes.

Michele Brown made the motion to approve the sign ordinance as amended and present to the supervisors at their March 16, 2020 meeting; Mary Carol seconded the motion. Those in favor were: Michele Brown, Mary Carol Frier, Paul Sampsell, Cindy Foust, and Mike Troyan; Scott Floray and Glenn Roth abstained from voting. Motion passed.

**New Business:**

Received notification from Stan Wallace of the scheduling of a Conditional Use Hearing for Earlystown Solar, LLC. The hearing will be at 7:15 PM, March 16, 2020, at the Potter Township meeting room.

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

Respectfully Submitted,

Cindy Foust, Secretary