

**POTTER TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 27, 2022 ■ 7:00 PM**

CALL TO ORDER

The Potter Township Planning Commission meeting was called to order by Chair Scott Floray at 6:58 PM.

ATTENDANCE

Scott Floray	X
Mike Troyan	X
Glenn Roth	X
Allen Ishler	X
Michele Foust	
Ryan Newman	
Dave Henning	X

APPROVAL OF MEETING MINUTES

Glenn Roth moved to approve the minutes from the September 13, 2022, meeting as submitted. Allen Ishler seconded the motion. The motion was approved unanimously.

PUBLIC COMMENT

There was no public comment.

SUPERVISOR'S REPORT

Glenn Roth reported that Hidden Lakes Homeowner Association (HOA) submitted comments to PennDOT on the proposed State Route 322/Route 45 interchange. The proposed interchange will extend onto the HOA's property. The HOA requested the Township send a letter of support to PennDOT based on the HOA's concerns and comments. Glenn also discussed budgeting information as it pertains to the planning commission.

OLD BUSINESS

- The group discussed the draft solar energy ordinances.
- Mike Troyan, Michele Foust, and Dick Decker attended a presentation on September 26, 2022, entitled, "Utility Scale Solar Development: Considerations for Local Solar Ordinances in Centre County," sponsored by the Centre County Planning and Community Development Office. Mike discussed the main points he heard during the presentation:
 - PA and Ohio are being targeted for solar development.
 - Franklin County appears to be seeing the greatest growth in solar projects.
 - There are sample ordinances already available for our use.
 - The presentation addressed issues with solar facilities (sound, visibility, companion industries [hydrogen fuel cells], decommissioning and recommissioning, above and below ground).
 - Ordinances for solar facilities are not recommended to be generic. An example of a non-generic ordinance would be one that specifies a requirement for a Glare Study.
 - Decommissioning costs should be periodically updated and reviewed.

- PA currently does not allow Community Scale solar projects (<5MW), but there is legislation currently under discussion that could allow Community Scale projects.
 - More information about solar energy and the presentation can be found at the following website: <https://marcellus.psu.edu/>
- The group discussed improvements to conducting Planning Commission meetings, including technology upgrades at the Township meeting room, defining rules for conducting the meetings, and setting primary/secondary meetings.

NEW BUSINESS

- Nuisance ordinances were discussed and whether any action needed to be taken on them.
- Next year's meeting schedule will be discussed at the October 11, 2022, Planning Commission meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Glenn Roth moved to adjourn the meeting, seconded by Allen Ishler. The motion was approved unanimously. Chair Scott Floday adjourned the meeting at 8:28 PM.

Respectively Submitted:

David L. Henning

Planning Commission Member