

**POTTER TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
May 23, 2023 ■ 7:00 PM**

CALL TO ORDER

The Potter Township Planning Commission meeting was called to order by Chair Mike Troyan at 7:00 PM.

ATTENDANCE

Scott Floray	X
Mike Troyan	X
Glenn Roth	X
Ryan Newman	
Dave Henning	X
Linda Marshall	X

Staff in Attendance: None

Public in Attendance:

Ellen Kline	Transducer Works	729 Outer Drive, State College, PA
Matt Spigelmyer	Transducer Works	516 Decker Valley Road, Spring Mills, PA
Michael Pratt	Keller Engineers on behalf of Transducer Works	
Melissa Hamsher	1870 General Potter Highway, Centre Hall, PA	

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MEETING MINUTES

Scott Floray moved to approve the minutes from the May 9, 2023, meeting. Glenn Roth seconded the motion. The motion was approved unanimously by those in attendance at the March 28, 2023, meeting. Linda Marshall abstained since she was absent at the May 9th meeting.

SUPERVISOR'S REPORT

Glenn Roth gave a Supervisor's report.

OLD BUSINESS

- The Board of Supervisors advised that the Planning Commission defer working on a solar ordinance at this time.

NEW BUSINESS

- Mr. Pratt provided the Commission with a courtesy presentation of Transducer Works' land development plan, proposing the development of a 25,000 square foot facility on a 6.86 acre track north of the existing facility along SR 45. The expansion project will result in the creation of 45 new jobs.

Mr. Pratt noted that the new facility will not include any truck docks, and all traffic will use Homan Lane to access the site. Emergency access will be provided at Grace Lane, and it will be gated. Trip generation at full build-out is projected to be 197 per day.

A discussion occurred on whether or not pervious surface(s) could be incorporated into the project at the parking lot and traffic circle.

Anticipated completion of the the project will be Fall 2024.

- The Commission interviewed Ms. Melissa Hamsher prior to the official meeting. Linda Marshall was not present for the interview. Based on Ms. Hamsher's qualifications and experience, Scott Floray moved to recommend Ms. Hamsher to the Board of Supervisors for an appointment to the Planning Commission. Mr. Henning seconded the motion. The motion carried.

ADJOURNMENT

There being no further business before the Planning Commission, Dave Henning moved to adjourn the meeting, seconded by Glenn Roth. The motion was approved unanimously. Chair Mike Troyan adjourned the meeting at 8:00 PM.

Respectfully Submitted:

Linda Marshall

Planning Commissioner