

**POTTER TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
June 13, 2023 ▪ 7:00 PM**

**CALL TO ORDER**

The Potter Township Planning Commission meeting was called to order by Vice Chair Dave Henning at 7:22 PM.

**ATTENDANCE**

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

Staff in Attendance:     None

Public in Attendance:

Tibben Zerby               Century Engineering/Klinefelter Engineering

**PUBLIC COMMENT**

There was no public comment.

**INTERIM SECRETARY**

Following a discussion on the Secretary position, Mr. Floray moved to recommend to the Board of Supervisors that Ms. Marshall serve as Interim Secretary for the remainder of 2023. Ms. Hamsher seconded the motion. The motion carried.

**APPROVAL OF MEETING MINUTES**

Mr. Henning asked for approval of the May 9, 2023 meeting notes. Ms. Marshall asked Ms. Hamsher to review the spelling of her name. Ms. Hamsher corrected the spelling from Hamshaw to Hamsher.

Mr. Floray moved to approve the meeting notes as corrected. Mr. Henning seconded the motion. Mr. Newman did not vote since he was not present at the May 9<sup>th</sup> meeting. The motion carried.

**SUPERVISOR'S REPORT**

No report.

**OLD BUSINESS**

➤ **Solar Ordinance**

Mr. Henning pointed out that Ms. Kroner provided the members of the Commission with copies of the Model Ordinance for Large-Scale Solar Electric Energy Facilities in PA, May 28, 2010.

➤ **LandPro Land Development Plan**

Mr. Zerby presented the LandPro Land Development Plan, showing a 16,000 square foot retail/service shop/office space and cold storage facility. An outdoor display will also be on site

along US Route 322. Access to the site will be from Summer Lane. The parcel also includes an easement access for Scott's Landscaping.

Mr. Zerby explained that since the site is located at the headwaters of the Spring Creek Watershed that the applicant was required to apply for an NPDES Individual Permit for Stormwater Management. He informed the Commission that Mr. Don Franson conducted a technical review of the permit application and that his comments have been received.

The Centre County Planning Commission will review the plan at its June 19<sup>th</sup> meeting. Mr. Zerby noted that almost all of the Centre County Planning and Community Development Office's comments have been addressed to date.

No Traffic Impact Statement was required; however, a traffic review needs to be finalized.

Mr. Floray moved to grant approval to the Plan on the condition that the following are fully addressed: Mr. Don Franson's review, transportation review, CCPC's comments and NPDES permit. Ms. Hamsher seconded the motion. The motion carried.

➤ **Kenneth M. Strouse Final Plan Replot PADEP Component 4A Planning Module Planning Agency Review**

Mr. Zerby asked the Commission to complete and sign the PA Department of Environmental Protection's Component 4A Planning Module Municipal Planning Agency Review for the Kenneth Strouse Subdivision. Mr. Zerby informed the Commission that the plan meets local requirements for sewage planning & added that all of the lots have perked for sewage disposal.

The Commission addressed each question listed on the Planning Module.

In regard to question #7 as to whether or not any known endangered or threatened species of plant or animal be impacted by this project, Mr. Zerby stated that Northern Long Ear Bat has been identified as an endangered impacted species. In order to protect the bats, timbering from May 15<sup>th</sup> to August 15<sup>th</sup> is prohibited.

After completing the form, Mr. Foust moved to approve that Mr. Henning sign the Component 4A Planning Module on behalf of the Commission and note that timbering should occur outside of the protected months of May 15<sup>th</sup> to August 15<sup>th</sup>. Mr. Newman seconded the motion. The motion carried.

**NEW BUSINESS**

➤ **Randall and Gina Moyer Subdivision Replot**

The Commission reviewed the Randall and Gina Moyer Minor Subdivision Replot, a property located off of Decker Valley Road. The Commission had no comment.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Floray moved to adjourn the meeting and seconded by Mr. Newman. The motion was approved unanimously. Vice Chair Dave Henning adjourned the meeting at 8:20 PM.

Respectfully Submitted:

*Linda Marshall*

Planning Commissioner