

**POTTER TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
August 8, 2023 ■ 7:00 PM**

**CALL TO ORDER**

The Potter Township Planning Commission meeting was called to order by Chair Mike Troyan at 7:05 PM.

**ATTENDANCE**

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

Staff in Attendance: None

Public in Attendance: None

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MEETING MINUTES**

Mr. Troyan asked for approval of the July 11, 2023 meeting notes. Mr. Henning moved to approve the meeting notes. Mr. Newman seconded the motion. The motion carried.

**SUPERVISOR'S REPORT**

Mr. Roth reported that representatives from the Pennsylvania Department of Transportation (PADOT) were present at the August 7<sup>th</sup> Board of Supervisors meeting to give the Board an update on the State College Area Corridor Project. PADOT announced that the selection of the project alignment is scheduled for May 2024 and that commencement of the initial phase of the construction process is projected to begin in 2027.

Mr. Roth informed the Commission that Mr. Chris Kunes is proposing a 4-lot subdivision contiguous to and south of the parcel owned by LandPro and adjoining businesses. Each lot will be 10 acres in size and one of the 4 lots will be set aside for water retention. The lots will be served by one road with a cul-de-sac at the east and west ends and have one highway access on SR 45. The entrance access road will be positioned directly across from Homan Lane.

Concerns were raised by the Commission members about the need for sidewalks for pedestrian safety.

Mr. Roth noted that a resident appeared before the Board to express concerns about fireworks in the township, especially as it relates to the well-being of horses. In response to the concern, the Board asked the Commission to consider the matter.

**CORRESPONDENCE**

Mr. Troyan stated that the Commission received letters from the Centre County Planning and Community Development Office, indicating that both the LandPro Lot Consolidation and Moyer Subdivision requirements have been met.

**OLD BUSINESS**

Ms. Marshall noted that she had contacted PSATS (Pennsylvania State Association of Township Supervisors) regarding ways to assess fees for road improvements, following through on the Board’s directive. She provided the details of the conversation in an email sent to the Commission members.

Ms. Marshall reported that she had attended the Penns Valley Regional Planning Commission’s Road Master Round Table. One of the primary issues discussed was the impact of Amish buggies on local roads.

**NEW BUSINESS**

Mr. Troyan recommended to the Commission that the members revisit the Penns Valley Regional Comprehensive Plan in light of growth in the Township and also due to the proposed Route 322 Corridor project. Ms. Marshall will obtain copies of the Land Use and Official Maps for the Commission to review and comment on.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Newman moved to adjourn the meeting and seconded by Mr. Floray. The motion was approved unanimously. Chair Mike Troyan adjourned the meeting at 8:30 PM.

Respectfully Submitted:

*Linda Marshall*

Interim Secretary