

**POTTER TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
October 10, 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	X
Dave Henning	X
Linda Marshall	X
Melissa Hamsher	X

Staff in Attendance: None

Public in Attendance: Mark Torretti, Penn Terra Engineering  
Chris Kunes  
Scott Yocum

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MEETING MINUTES**

Mr. Troyan asked for approval of the September 26, 2023, meeting notes. Ms. Hamsher moved to approve the meeting notes as written. Mr. Henning seconded the motion. The motion carried.

**SUPERVISOR'S REPORT**

Mr. Roth informed the Commission that the Board of Supervisors was still considering the purchase of a front-end loader, waiting for the Centre Hall Fire Company's review of the proposed fire alarm ordinance, and finalizing the agreement with the Penns Valley EMS.

He noted that the Township learned that Treaster Kettle Road is a township road and that there may be a discussion with PA DCNR about maintaining the road.

**CORRESPONDENCE**

No correspondence was presented to the Commission.

**OLD BUSINESS**

The Commission continued its discussion on conversion of gravel roads to paved roads. Members will address this matter at future meetings and make a recommendation to the Board of Supervisors. The discussion also included reviewing the Street and Sidewalk ordinance regarding maintenance and other concerns.

## **NEW BUSINESS**

### **Snedden Rezoning Request**

Mr. Torretti presented the Re-Zoning Request for the Snedden property located along US Route 322. Currently, 1.14 acres of the property is zoned Prime Agriculture while the easternmost 0.26 acres is zoned Planned Commercial-Industrial (PCI). The request was to rezone the 1.14 acres to PCI.

The Commission did not note any issues with the rezoning of the property.

After reviewing the request, Mr. Floray moved to recommend approval of the re-zoning request. Ms. Marshall seconded the motion. The motion carried.

### **Kunes Street Standards Waiver Request**

Mr. Torretti presented a concept plan for a Commercial Subdivision located on the south side of SR 45 at Homan Avenue.

Mr. Torretti noted that the Township's Street and Sidewalk Ordinance requires that the street length for a cul-de-sac not exceed 750'. He noted that the proposed radius on the plan has been increased to 1367' to allow for tractor-trailer movement with a proposed interim radius of 750', if required. The plan also includes emergency only access to an existing easement used by the Centre Hall Borough. The security-controlled access for use by emergency responders.

In response to a question regarding the commercial uses, Mr. Kunes explained that the lots will be for service-oriented businesses. The lots do not have frontage on SR 45. Lot #1 has the potential for retail-type establishments.

Mr. Torretti informed that Commission that the developer will request connection to the Centre Hall-Potter Sewer line since most of the proposed development is outside of the sewer service area.

The Commission asked if the developer was giving consideration to constructing sidewalks in the development. They expressed concerns about the lack of safe pedestrian walkways in this area, noting that people walk along the highway or trespass through private property.

The commercial development's road will be offered to the township for dedication.

Mr. Newman recommended that a third fire hydrant be installed at SR 45.

With no further questions, Mr. Floray moved to recommend approval of the waiver request pending the Township Engineer's approval, adding a third fire hydrant at SR 45, consider adding pedestrian walkway and improve the emergency access to allow for use during all weather conditions. Ms. Marshall seconded the motion. The motion carried.

## **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 8:40 PM.

Respectfully Submitted:

*Linda Marshall*

Interim Secretary