



**Planning Commission
Meeting Minutes
February 13, 2024**

CALL TO ORDER

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

ATTENDANCE

Mike Troyan	X
Melissa Hamsher	
Dave Henning	X
Amy Lake	X
Linda Marshall	X
Ryan Newman	X

Public in Attendance: Liz Lose, Centre County Planning and Community Development Office
Elyse Crawford, Centre County Planning and Community Development
Michele Foust, Potter Township Resident

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MEETING MINUTES

Mr. Troyan asked for approval of the January 23, 2024, meeting notes. Mr. Newman moved to approve the meeting notes. Mr. Henning seconded the motion. The motion carried.

Mr. Troyan asked for approval of the October 24, 2023 meeting notes. Mr. Newman moved to approve the meeting notes. Mr. Henning seconded the motion. The motion carried. Ms. Marshall did not vote since she did not attend the meeting.

PLANNING COMMISSION APPOINTMENT RECOMMENDATION

Mr. Troyan informed the Commission that two of the three candidates informed the Township in writing that they are no longer interested in serving on the Planning Commission. The two were interviewed by Mr. Troyan and Ms. Marshall.

Ms. Michele Foust has expressed an interest in serving and did serve previously as a member of the Commission.

Mr. Newman moved to recommend Ms. Foust to fill the vacancy on the Potter Township Planning Commission. Ms. Marshall seconded the motion. The motion was approved. The recommendation will be submitted to the Board of Supervisors for their consideration.

NEW BUSINESS

LAND USE MAP-Centre County Planning and Community Development Office

Ms. Lose and Ms. Crawford of the Centre County Planning and Community Development Office were in attendance to discuss with the Planning Commission future land use along the US Route 322 corridor.

Ms. Lose explained that the Future Land Use Map is based on the Township's Zoning Map. The Centre County Planning and Community Development Office provided a map for the discussion.

Ms. Lose asked if the Township considered a growth boundary for managing future growth. Since there is limited public sewer and water in the township, she indicated that one factor for a boundary could be based on soils. Another factor could be based on a percentage of a particular use as well as looking at how much of a district is utilized or under-utilized. This exercise would pertain to all zoning districts.

Ms. Lose offered to separate the proposed US Route 322 alignments and lay them on an aerial photography base layer for the Commission's future discussions.

The Commission thanked Ms. Lose and Ms. Crawford for their time and effort.

SIDEWALK ORDINANCE

The Commission discussed the research done by Ms. Marshall on sidewalk regulations that are specific to the care and maintenance of sidewalks. After discussing the matter, Ms. Marshall agreed to conduct further research into the matter.

RE-ZONING REQUESTS

The Commission considered two requests to have property re-zoned from Agriculture to Planned Commercial Industrial. Both properties are located on the western side of the Planned-Industrial District.

The one property is owned by Shelby and Alison Luse, which is 7.3 acres. As per the application, the applicant indicated that future use of the property is unknown commercial.

The second property is owned by Scott Burk, which is a 25.5 acre tract. As per the application, the proposed future use is unknown commercial.

Both applications were discussed by the Commission.

Mr. Henning moved to not recommend an amendment to the Township's Zoning Map for the Burk property. Ms. Lake seconded the motion. The motion received unanimous approval.

Mr. Henning moved to not recommend an amendment to the Township's Zoning Map for the Luse property. Ms. Lake seconded the motion. The motion received unanimous approval.

CORRESPONDENCE

The Commission received an Extension Request for the Rudy Final Subdivision Plan for Lots 3 and 4. No action was needed.

SUPERVISORS REPORT

Mr. Newman reported that the Commission's PowerPoint on Road Infrastructure Management Plan, developed for the Commission by Ms. Melissa Hamsher, following research done by the Commission and lengthy discussions. Mr. Newman informed the Commission that the presentation was well received by the Board of Supervisors.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Henning moved to adjourn the meeting and seconded by Mr. Newman. The motion was approved unanimously. Chair Mike Troyan adjourned the meeting at 9:20 PM.

Respectfully Submitted:

Linda Marshall

Secretary