



**Planning Commission  
Meeting Minutes  
September 24, 2024**

**CALL TO ORDER**

The Potter Township Planning Commission meeting was called to order by Vice-Chair Dave Henning at 7:00 PM.

**ATTENDANCE**

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

**Public in Attendance:**

Wayne and Marilyn Engle, Potter Township Residents  
Ralph Homan, Potter Township Resident

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MEETING MINUTES**

Mr. Henning asked for approval of the September 10, 2024, meeting notes. Mr. Newman moved to approve the minutes as written. Ms. Lake seconded the motion. The motion was approved. Ms. Hamsher and Ms. Marshall abstained since they were not present at the September 10th meeting.

**SUPERVISORS REPORT**

Mr. Newman gave the Supervisors report. He noted that the Potters Mills VFW may convey gray water discharge to the Potters Mills Sewage Treatment Facility.

**OLD BUSINESS**

**CORRESPONDENCE**

There was no correspondence brought to the Commission's attention.

**SIDEWALK ORDINANCE**

The Commission reviewed and discussed draft language that would amend the Township's sidewalk regulations. Comments made will be incorporated into the text, and the Commission will continue its review at the October 8<sup>th</sup> meeting.

**NEW BUSINESS**

Wayne and Marilyn Engle were present to ask for a clarification of the Township's zoning regulations regarding raising chickens in the Residential District. They informed the Commission that the Horizon at Brush Valley HOA (Homeowners Association) Bylaws have been referred to; however, there is no

consensus as to if the Bylaws included a provision that would allow homeowners to raise chickens in the development.

Mr. and Mrs. Engle raised questions as to how chickens or livestock are defined as well as if allowed in Residential Districts, will the lot size be a determining factor. Mr. Engle referenced the Sinking Creek development where smaller lots are not permitted to raise chickens, but the larger lots may raise livestock. Also, would the number of chickens be regulated?

Another concern is if free range chickens are permitted.

Mr. Newman projected the Township's regulations and comments from the Zoning Officer on the TV screen in the meeting room. A question was raised as to how poultry husbandry is defined as noted in the Residential District regulations under Permitted Uses. Permitted uses in this district include agricultural uses and agricultural related uses including land cultivation. The definition of Agriculture in the Zoning Ordinance includes animal and poultry husbandry.

Mr. Newman stated that this matter will be investigated further and if needed, a clarification of the ordinance will be discussed.

**OTHER BUSINESS**

No other business was addressed.

**ADJOURNMENT**

There being no further business before the Planning Commission, Ms. Marshall moved to adjourn the meeting and was seconded by Ms. Hamsher. The motion was approved unanimously. Vice Chair Henning adjourned the meeting at 8:50 PM.

Respectfully Submitted:

*Linda Marshall*

Secretary