



**Planning Commission  
Meeting Minutes  
October 8, 2024**

**CALL TO ORDER**

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

**ATTENDANCE**

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

**Public in Attendance:**

Wayne and Marilyn Engle, Potter Township Residents  
Mark Ralston, Potter Township Resident

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MEETING MINUTES**

Mr. Troyan asked for approval of the September 24, 2024, meeting notes. Mr. Troyan moved to approve the minutes as written. Mr. Newman seconded the motion. The motion was approved. Mr. Troyan abstained since he was not present at the September 24th meeting.

**SUPERVISORS REPORT**

Mr. Newman gave the Supervisors report, informing the Commission of recommendations for amending regulations related to raising chickens in the Residential District. He also noted that the Board revisited considerations for paying for improvements to gravel roads where there is residential development.

Mr. Newman reviewed the Road Asset Data Base that was developed by The EADS Group.

**OLD BUSINESS**

**CORRESPONDENCE**

Time extensions received from the Centre County Planning and Community Development Office were as follows:

- 322 Self Storage Final Land Development Plan
- Kenneth Strouse Subdivision
- Land Pro Final Land Development Plan
- DBRA Enterprises Land Development Plan

**Other:**

KCC Cole Final Subdivision Conditional Approval

## **SIDEWALK ORDINANCE**

The Commission deferred discussion on the Sidewalk Ordinance until the October 22, 2024, meeting.

## **REGULATING CHICKENS in the RESIDENTIAL DISTRICT**

Mr. Newman reported that the Board of Supervisors asked the Commission to consider drafting an amendment to the ordinance limiting the number of hens to six, prohibiting roosters and requiring that they be housed in an enclosed coop and not allowed to free range on the property.

Mr. Engle asked if the Township would allow chickens on 15,000 square foot lots. He also asked if other livestock is permitted such as horses.

Considerations to be researched and discussed further are as follows:

- What agricultural uses are appropriate for smaller residential lots?
- Should chicken coops be required to go through the permitting process?
- Are coops considered a structure and need to comply with setbacks?
- Can the township regulate the distance in feet from the neighboring property line as to where chickens can be housed?
- Look at regulations for residential properties in the Residential, Village and Rural Residential Districts.
- Further define/clarify the definitions for Agriculture as a use.

The Commission agreed that further research is needed before making a recommendation to the Board of Supervisors. Members will look at examples of regulations adopted by comparable municipalities.

## **NEW BUSINESS**

### **Nittany Business Park Land Development Plan-Penn Terra Engineering**

The Commission received the Centre County Planning and Community Development Office correspondence for its review and comment of the Final Land Development Plan Subdivision of Lot 1R and Lot 2R and Land Development of Lot 2 and Lot 3 of the Business Park.

The document was reviewed by the Commission.

## **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 Mr. Henning. The motion was approved unanimously. Chair Troyan adjourned the meeting at 8:40 PM.

Respectfully Submitted:

*Linda Marshall*

Secretary