



**Planning Commission
Meeting Minutes
November 12, 2024**

CALL TO ORDER

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

ATTENDANCE

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

Public in Attendance: Mark Torretti, PennTerra Engineering
Chris Kunes
Jeff Doughty, The EADS Group
Wayne and Marilyn Engle, Potter Township Residents

PUBLIC COMMENT

There was no public comment.

SPECIAL PRESENTATIONS

Nittany Business Park-PennTerra Engineering

Mr. Torretti of PennTerra Engineering presented the Nittany Business Park Final Plan, showing the subdivision of Lot 1R and Lot 2R and land development of Lot 3 and 5. Mr. Chris Kunes was available to address any questions.

Mr. Torretti informed the Commission that the Centre County Planning and Community Development Office had minor comments including stormwater management. He assured the Commission that the comments will be addressed.

He also noted that PennDOT will not require a traffic signal at the intersection of Earlstown Road (SR 45) and Business Drive since the trips to be generated will not warrant the installation of a signal.

The Commission asked that the fire hydrants be noted on the plan. Mr. Torretti acknowledged the omission.

Concerns were expressed by the Commission members regarding providing sidewalks for safe pedestrian movement. Sidewalks will be constructed along SR 45, and it was agreed to provide a note on the plan to construct sidewalks as part of the development of the lots on the southwest side of Business Drive. At this time, there are no plans to develop Proposed Lot 1RR, which is the southernmost lot.

After reviewing the plan and having questions and comments addressed, Ms. Marshall moved to approve the Nittany Business Park Plan with the following conditions:

- All of the Centre County Planning and Community Development Office review comments be fully addressed.
- All fire hydrants should be noted on the plan.
- Provide a notation on the plan that sidewalks will be constructed when Lot 2RA and Lot 4 are developed.

Ms. Lake seconded the motion. The motion passed with unanimous approval.

Pennwoods View-The EADS Group

Mr. Doughty of the EADS Group presented the PennWoods View Subdivision Plan for review and signature. The Commission reviewed the plan and had no concerns. Ms. Foust moved to approve and sign the plan. Ms. Marshall seconded the motion. The motion received unanimous approval.

APPROVAL OF MEETING MINUTES

Mr. Troyan asked for approval of the October 22, 2024, meeting notes. Mr. Henning moved to approve the minutes as written. Ms. Hamsher seconded the motion. The motion was approved.

SUPERVISORS REPORT

There was no Board of Supervisors report.

OLD BUSINESS

CORRESPONDENCE

Correspondence received from the Centre County Planning and Community Development Officer were as follows:

- Authorization to Commence Construction Notice, Final Subdivision Plan, KCCOLE, LLC
- Minor Land Development Request, Smith Sweetwood Post 9575 VFW

SIDEWALK ORDINANCE

The Commission reviewed and commented on the final draft of the proposed Sidewalk Ordinance. The final changes will be made by Ms. Hamsher, and she will send the draft to Mr. Newman to forward to the Township Solicitor.

REGULATING CHICKENS in the RESIDENTIAL DISTRICT

The Commission preliminarily reviewed a comparison of municipal regulations for regulating chickens in residential areas. The members expressed an interest in researching other municipal regulations that are more appropriate for rural municipalities. Ms. Marshall offered to research the matter and report back to the Commission.

NEW BUSINESS

There was no new business to come before the Commission.

OTHER BUSINESS

There was no other business brought before the Commission.

ADJOURNMENT

There being no further business before the Planning Commission, Ms. Foust moved to adjourn the meeting and was seconded by Ms. Lake. The motion was approved unanimously. Chair Troyan adjourned the meeting at 8:40 PM.

Respectfully Submitted:

Linda Marshall, Secretary