



**Planning Commission
Meeting Minutes
January 28, 2025**

CALL TO ORDER

The Potter Township Planning Commission meeting was called to order by Chair Dave Henning at 7:01 PM.

ATTENDANCE

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

Public in Attendance:

Ryan Newman, Supervisor
Wayne and Marilyn Engle, Residents
Dale Ronk, Resident
John W. Powell, Resident
Pablo Rivera, Resident
Jason and Liz Lansbery, Resident
Angelo and Amanda Leisey, Resident

PUBLIC COMMENT

Mr. Newman provided the public present with an explanation of the information that was published in the recently released township newsletter on regulating backyard chickens. Mr. Newman and the Commission noted that the process of considering an ordinance was in the beginning phase of development and that input was important. Mr. Newman emphasized that any regulations being considered would apply to smaller lots zoned as residential.

Comments/questions received from the public include:

- What lot size would be regulated?
- Would regulations apply to Rural Residential zoning district?
- How will the regulations be enforced?
- Will roosters be prohibited? It was noted that there is a band that can be worn by roosters to restrict them from crowing loudly.
- Is the Planning Commission talking to local owners of chickens to obtain input?
- Who has the Planning Commission contacted for information on regulating chickens?
- Why was the issue of raising backyard chickens raised?

Mr. Newman informed those present that the Township is looking at different ways to communicate with residents. He noted that a Township Facebook page has been established.

The Commission reiterated that input is important to this process and providing it in writing would be beneficial.

APPROVAL OF MEETING MINUTES

Mr. Henning asked for approval of the January 14, 2025, meeting notes. Ms. Foust moved to approve the minutes as written. Mr. Troyan seconded the motion. The motion was approved.

SUPERVISORS REPORT

See Sidewalk Ordinance agenda item.

OLD BUSINESS

CORRESPONDENCE from the Centre County Planning and Community Development Office

Wolfe Brothers LLC	Lot Addition
Horizons at Brush Valley Final Subdivision	#3 Time Extension
All Storage Solution Final Land Development	#3 Time Extension

SIDEWALK ORDINANCE

It was noted that the Supervisors have asked the Commission to revisit Section 177.10 Sidewalks of the Draft Sidewalk Ordinance and clarify where sidewalks are required. Chair Troyan presented the draft ordinance to the Board of Supervisors.

At the February 11th meeting, the Commission will look at clarifying the wording for lot size requirements for sidewalks and forward a revised draft to the Board of Supervisors.

REGULATING CHICKENS in the RESIDENTIAL DISTRICT

No further discussion on this matter occurred at this meeting. Continued research and discussion will occur at future meetings.

NOMINATION for PLANNING COMMISSION MEMBER

The Commission interviewed three candidates for the vacant position.

NEW BUSINESS

PROPOSAL for CREATION of an AGRICULTURAL SECURITY AREA (Bergblick Partners-Tax Parcel 20-005-106, 236.95 acres)

Mr. Henning noted that he contacted the Centre County Planning and Community Development Office to get a better understanding as to the proposal. He gave an overview of Ag Security Areas (ASA).

Mr. Henning stated that the portion of the tract that is located in Harris Township is included in an ASA in that municipality.

Mr. Henning indicated that the proposal does not include a Project Description, so he recommended that it not be considered at this time. The Centre County Planning and Community Development Office informed Mr. Henning that the description is required.

Mr. Troyan pointed out that there is a railroad bed on the property that should be noted as an easement since it is included on the Township’s Official Map.

DECKER VALLEY ROAD FINAL SUBDIVISION PLAN

Mr. Henning informed the Commission that the Decker Valley Road Subdivision Plan will be presented to the Commission once the engineer has received comments from the Centre County Planning and Community Development Office.

OTHER BUSINESS

There was no other business brought before the Commission.

Ms. Lake arrived at the end of the meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Ms. Marshall moved to adjourn the meeting and was seconded by Ms. Foust. The motion was approved unanimously. Mr. Henning adjourned the meeting at 8:30 PM.

Respectfully Submitted:

Linda Marshall

Secretary