

**POTTER TOWNSHIP BOARD OF SUPERVISORS**  
**REGULAR MEETING MINUTES**  
**Monday, June 1, 2026**  
**124 Short Road, Spring Mills, Pennsylvania**

**ATTENDED BY –  
BOARD:**

Glenn Roth, Chair  
Ryan Newman, Vice Chair  
Scott Floray  
Amy Lake  
Jacob Tanis, III

**STAFF:**

David Boliek, Public Works Superintendent  
John Bee, Solicitor  
Sharon Meyers, Temporary Assistant Township Secretary

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**CALL TO ORDER:**

Chairman Roth called to order the June 1, 2026, regular meeting of the Potter Township Board of Supervisors at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.

**ANNOUNCEMENT:**

The Board of Supervisors met in Executive Session during the May 18, 2026, regular meeting to discuss personnel matters.

**PUBLIC OPEN DISCUSSION:**

Ms. Georgie Bennett, a Potter Township resident, inquired about the anticipated construction timeline for the proposed Wawa development. Mr. Newman reported that some finalization of the plans and permit approvals are still being coordinated with PennDOT.

Ms. Bennett also asked about the status of the Township Secretary position. Chairman Roth stated that two applications had recently been received and interviews would be scheduled in the near future.

**NEW AGENDA ITEMS:** No *New Agenda Items* were added to the agenda.

**SPECIAL PRESENTATION:** No *Special Presentation* was presented.

**PLANS:**

**P-1 Yearick Properties Subdivision Final Plan**

Mr. Andrew Reed of PennTerra Engineering provided an overview of the subdivision and replot plan. He explained that a private street is proposed to serve the cycle center, one residential dwelling, and the storage facility. Mr. Reed noted that he worked with the Township Engineer to ensure adequate access and maneuverability for emergency vehicles. Mr. Reed further stated that private wells are proposed for each newly created lot and that existing septic systems will be utilized where feasible.

Mr. Henning reported that the Potter Township Planning Commission (PC) had reviewed the plan and that concerns raised during its review had been addressed during the meeting. He noted that the PC had no additional comments.

**Mr. Tanis made a motion to approve the Yearick Properties Subdivision Plan dated May 7, 2026, subject to the following conditions:**

- 1. All outstanding review comments shall be addressed.**
- 2. A stormwater maintenance agreement between the property owners shall be provided.**

**Mr. Floray seconded the motion.**

**Motion carried unanimously.**

*Chairman Roth requested that the Memorandum of Understanding regarding the Yearick Properties Subdivision be moved up on the agenda. The Board agreed to proceed with Item NB-1.*

**NEW BUSINESS:**

**NB-1 Memorandum of Understanding – Yearick Properties Subdivision**

Solicitor Bee stated that he has been working with the Centre County Solicitor, who is preparing revisions to the MOU form. Chairman Roth stated that the Board would contact Mr. Reed once the MOU is available and the Board is prepared to discuss the project further.

**CONSENT AGENDA:**

**CA-1 Minutes, Approval of**

- a. May 18, 2026, Regular Meeting**

**Mr. Newman made a motion to approve the May 18, 2026, Potter Township Board of Supervisors Regular Meeting Minutes as presented.**

**Mr. Floray seconded the motion.**

**Motion carried unanimously.**

**CA-2 Correspondence, Receipt/Approval of**

- a. Penns Valley Code Enforcement Report, dated May 28, 2026**

**CA-3 Action Item, Approval**

- a. Pavement Waiver Request dated May 27, 2026 from Hawbaker Engineering regarding Cedar Run Subdivision**

Mr. Bob Myers of Hawbaker Engineering presented a waiver request regarding improvements to subdivision streets. He explained that the proposed work would bring the roads substantially into compliance with Township standards based on recommendations provided by the Township Engineer in November 2025. Mr. Myers stated that the developer intends to complete the majority of the recommended improvements, while the Township would be asked to install the final wearing course on Valley Avenue between Park Drive and Ridge Avenue. He requested approval of the waiver to allow the Cedar Run Subdivision to move forward.

Following discussion, the Board directed Mr. Boliek to consult with the Township Engineer regarding the waiver request.

Mr. Myers also requested an update on the status of the MOU submitted in April. Solicitor Bee explained that revisions to the agreement remain pending County review and approval, but that he anticipates a revised MOU form will be available shortly.

Mr. Myers requested the waiver request be included on the agenda for the next Board meeting. Staff confirmed that it would be added.

- b. Resignation of Theodore Dannerth from Township Auditor for Potter Township, Centre County, Pennsylvania, effective 5/20/2026

Mr. Newman stated that he had spoken with Mr. Dannerth regarding his resignation and confirmed that he is relocating from the area and will no longer be able to serve as Township Auditor. Mr. Newman noted that the Township has forty-five days to appoint a replacement following acceptance of the resignation.

**Mr. Newman made a motion to accept the resignation of Mr. Theodore Dannerth from Township Auditor of Potter Township, Centre County.**  
**Ms. Lake seconded the motion.**  
**Motion carried unanimously.**

## REPORTS:

### R-1 Committee Reports

#### a. Planning Commission

Mr. Henning reported that the Planning Commission reviewed the Yearick Properties Subdivision Plan and that all concerns identified by the PC had been addressed. He also noted that the written report previously provided to the Board included updates on the proposed sidewalk ordinance. Additionally, the Planning Commission is working on revisions to the Township Land Use Map, which must be submitted to the County by the end of June.

Mr. Henning inquired whether the Board had any priorities for future Planning Commission work. Chairman Roth stated that completion of the Methadone Clinic Ordinance should be prioritized. He noted that separation requirements from certain other incompatible land uses should be incorporated into the ordinance. The other Supervisors agreed.

Chairman Roth further advised that the Township Solicitor may provide a draft ordinance addressing data centers for the Planning Commission to review. Mr. Newman suggested that protection of headwaters of Spring Creek should be considered when evaluating zoning districts that may permit data centers. Mr. Henning added that potential amendments to the Township's noise ordinance should also be explored, based on discussions held during a recent PSATs conference.

Chairman Roth referenced a statement in the Planning Commission report regarding Centre Hall Borough's concerns about serving a large number of water customers outside the Borough limits. It was noted that a municipal authority generally requires an agreement to provide service outside its service area. The Board agreed that Solicitor Bee should inquire of the Borough's Solicitor concerning any potential impacts on Potter Township residents.

b. **Parks & Recreation Board** – No report

c. **Penns Valley EMS** – No report

d. **Centre Hall Fire Company** – No report

#### e. **Penns Valley Regional Planning Commission**

Mr. Henning reported that Penns Valley Regional Planning Commission will meet on July 22, 2026, at the pavilion. Township officials and members of the County Planning Commission are encouraged to attend. A presentation regarding emerging regional issues is planned, and data centers are expected to be among the topics discussed.

**f. Penn's Prairie Park Board – No report**

**R-2 Solicitor Report**

Mr. Bee reported nothing for public discussion from the Solicitor.

**R-3 Staff Reports**

Mr. Boliek reported that an employee who had been out on medical leave has returned to work. He also stated that the alternator in the Township's 2005 truck was recently replaced and that seasonal crack sealing operations have been completed.

Mr. Boliek expects the new trucks to be delivered by mid-July. He further reported that the barrier on Gregg Station Road was temporarily relocated to accommodate logging operations. Upon completion of the project, the property owner will replace the barrier with a locked gate.

**OLD BUSINESS:** No *Old Business* items were presented.

**BOARD/STAFF OTHER MATTERS:**

Mr. Henning advised the Board that the deadline for expressing interest in participation in the Qualified Opportunity Zone Program is approaching. He explained that the program is intended to encourage investment in existing businesses and promote new business development. Mr. Henning noted that the Planning Commission discussed the possibility that designation as a Qualified Opportunity Zone could discourage certain single-family residential development, while potentially making mixed-use developments more attractive.

*The Board expressed interest in learning more about the program and came to the consensus that they are requesting supporting documentation of the program for review by the Solicitor prior to making a commitment.*

*Chairman Roth recessed the regular meeting at 8:00 p.m. and entered into executive session to discuss a personnel matter.*

*Chairman Roth reconvened the regular meeting at 8:23 p.m.*

**ADJOURNMENT:**

Chairman Roth called for a motion to adjourn the meeting.

**Mr. Newman moved to adjourn the June 1, 2026, Regular Potter Township Board of Supervisors Meeting.  
Mr. Floray seconded the motion.**

The June 1, 2026, Regular Potter Township Board of Supervisors Meeting adjourned at 8:23 p.m.

Respectfully Submitted By,

*Sharon E. Meyers*

Sharon E. Meyers  
Recording Secretary