



**Planning Commission
Meeting Minutes
July 28, 2026**

CALL TO ORDER

The Potter Township Planning Commission meeting was called to order by Chair Dave Henning at 7:02 PM.

ATTENDANCE

Michele Foust	X
Dave Henning	X
Valerie King	X
Amy Lake	X
Linda Marshall	X
Rhonda Rumbaugh	
Mike Troyan	X

Public in Attendance:

Tom Jacobs	S&A Homes
Chris Dochat	S&A Homes
Glenn Roth	Potter Township, Chair of the Board of Supervisors

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MEETING MINUTES

Mr. Henning called for approval of the July 14, 2026, meeting minutes. Ms. Marshall moved to approve the minutes, as written. Ms. Foust seconded the motion. The motion was approved.

SUPERVISORS REPORT

Mr. Henning referred to his written report on the July 20th Board of Supervisors meeting, which was provided to the Commission in advance of the meeting. He reviewed the highlights and noted that Ms. Rumbaugh did a presentation to the Board on the proposed expansion of the Centre Hall-Potter Library.

PENNS VALLEY REGIONAL PLANNING COMMISSION

Mr. Henning referred to his written report on the July 22nd Penns Valley Regional Planning Commission meeting. Mr. Troyan, Ms. King, and Ms. Marshall were also in attendance at the meeting to hear the presentation on Data Centers.

The proposed data center to be situated in Granville Township, Mifflin County was discussed.

In addition, regulating this use at a municipal level or as a shared use within the region was also mentioned. Some attendees emphasized the importance of requiring a closed loop system for water.

Those present felt that the presentation/discussion at the PVRPC meeting was helpful as Potter Township considers as to how best to regulate this use.

OLD BUSINESS

CORRESPONDENCE

The following correspondence was received from the Centre County Planning and Community Development Office (CPCDO):

- Nittany Business Park Final Minor Subdivision/Land Development Plan-Lots 6, 7 and 8-Signed
 - All Storage Solutions-Final Land Development-12th Time Extension
 - WAWA at Old Fort-Final Land Development Plan-4th Time Extension
 - Howard W. and Justin T. Dashem-Final Plan Three Lot Subdivision-Notice of Receipt and Declaration of Intent
- CCPCDO is requesting comments from the Potter Township Board of Supervisors

METHADONE CLINICS

The Potter Township Board of Supervisors had asked the Planning Commission to draft an ordinance regulating methadone clinics in the township. The Planning Commission reviewed case law and municipal zoning ordinances, contacted the Pennsylvania State Association of Township Supervisors and College Township, as well as conducted other research. Ms. King was credited for her excellent work on this matter.

Ms. King reviewed the memo and recommendations that she drafted on behalf of the Planning Commission based on the Commission's discussions. The recommendations for consideration are as follows:

1. Consider adding a clear definition for 'Clinic.'
2. Remove Clinics as a permitted use within the Rural Residential District. No changes are recommended for allowing this as a permitted use in the General Commercial and Planned Commercial Districts.

A brief discussion occurred on the need to update the Subdivision and Land Development Ordinance.

With no further discussion, Ms. Marshall moved to submit the Methadone Clinic Memo with Recommendations to the Board of Supervisors for consideration. Ms. Foust seconded the motion. The motion received unanimous approval.

DATA CENTERS DRAFT ORDINANCE

The Commission discussed the draft ordinance regulating data centers as prepared by the Township Solicitor. Mr. Roth indicated that after the Board of Supervisors considers the draft ordinance and adopts it that the Commission will have future opportunities to recommend amendments to the ordinance, if needed.

Ms. Marshall moved to recommend the draft ordinance regulating data centers as a Conditional Use to the Board of Supervisors. Ms. King seconded the motion. The motion carried.

SIDEWALK DRAFT ORDINANCE

No discussion occurred on this agenda item.

SPECIAL EVENT ORDINANCE

No discussion occurred on this agenda item.

NEW BUSINESS

Mountain View Estates-S&A Homes, Inc.

Mr. Jacobs presented two Sketch Plans for the Mountain View Estates proposed subdivision. One sketch plan showed a subdivision of 220 lots under the current zoning requirements with a third of an acre minimum lot size in the Residential District. The second Sketch Plan showed 10,000 square foot lots with a reduced frontage from 100 feet to 80 feet.

Reduction in the lot size in the second plan would result in open space along the perimeter of the development. Approval of the smaller lots plan would require a land use/zoning tool such as an overlay district to be put in place by the Board of Supervisors.

Other matters include:

- The developer would need to build a sewage pumping station for the Centre Hall-Potter Sewer Authority to serve the development. Currently, there is a temporary pump station serving Centre Hall Associates residential neighborhood, which would not be adequate for the additional EDUs (Equivalent Dwelling Unit).
- Other than a reduction in lot size, if approved, there will be no other zoning changes needed.
- A turning lane may be required due to the number of trips generated by the proposed development.
- The developer will install sidewalks on one side of the streets as well as a sidewalk along SR 45.
- The S&A representatives stated that there are ways that they could work with the municipality to address the parkland fee-in-lieu requirement.

The Commission asked for the plan to include emergency access since there will only be one access for the development along SR 45. It was recommended that the developer look at providing a connection to Penns Prairie Park that would serve the neighborhood.

Another suggestion was that the open space could include a path around the neighborhood for walkers.

In response to a question as to whether S&A will plant trees, the S&A representatives replied that they will incorporate their standard landscape package into the plan, which is planting one shade tree in the front yards.

Mr. Roth stated that the Township is willing to work with S&A on how to best address issues related to the proposed development.

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. King. The motion was received unanimous approval. Mr. Henning adjourned the meeting at 9:05 PM.

Respectfully Submitted:

Linda Marshall

for the Potter Township Planning Commission Secretary