

Potter Township Planning Commission

April 3, 2018

Members Present: Ron Grove, Karl Eysenbach, Michele Brown, Mary Carol Frier, Mike Troyan, and Paul Sampsell.

Absent: Tom Doman

Call to order: Ron Grove called the meeting to order at 7:05 PM.

Reading of the Minutes:

Minutes of the February 2018 meeting were approved. Mary Carol Frier made the motion to accept the minutes as written, seconded by Michele Brown; motion passed.

Citizen's Concerns: None

Zoning Officers Report:

Report was distributed, 12 permits issued in March 2018

Supervisors Report:

Karl Eysenbach reported on the Supervisors Meeting. A noise complaint will be forwarded to the Planning Commission for review.

Correspondence:

- Final Subdivision Plan for former Lot 2R (P.B. 92, PG. 163) for Happy Valley Stables, LLC, Potter Township, CCPCDO File No. 3-18
- Final Lot Addition Plan – Final Plan – Happy Valley Stables, LLC & Benjamin Z., Jr. & Lydia E. Stoltzfus Lot Additions (Replot of Lots 1 & 2 of Plat Book 43, page 44, Confer Subdivision); Potter Township; CCPCDO File No. 192-17
- Final Plan – Lot Addition from Lot 56R (Plat Book 82, page 37) Salvatore L. Nicosia, Jr. & Pauline R. Nicosia to Lot 58 (Plat Book 58, page 61) Phil & Judy Meyer into Lot 5RR and 58R; Potter Township; CCPCDO File No. 1-18
- Time Extension Request – Final Land Development Plan of Lot 1R for Jersey Shore State Bank – Centre Hall Branch; Potter Township; CCPCDO File No. 67-16

Old Business:

- Water Regional Steering Committee Proposal: nothing to report

- **TODS, Heritage Routes, Economic Development:** discussed, Ron Grove made the motion that we will not pursue at this time, seconded by Mary Carol Frier; motion passed.
- **Sign Ordinance:** Mary Carol Frier led the discussion on the review of a preliminary plan for an update to the sign ordinance currently in place. Following the model ordinance from another county, a committee of: Ron Grove, Tom Doman, Paul Sampsell, and Mary Carol Frier developed and presented a draft for discussion to the Potter Township Planning Commission.

Signs will vary per the district within the township, and are defined as: Prime Ag District, Rural Residential & Residential District, Open Space/Forest district, Village District, and the General Commercial, PCI, and Industrial District.

Sixteen Sections will define the various types of signs permitted in each district. Each section will be detailed, dealing with the following: size limitations, if signs are on or off premises, temporary, portable, signs exempt from permit requirements, signs that are of limited duration, illuminated signs (including brightness and hours of illumination), motion signs, non-confirming signs, permit and application process, removal of unsafe signs, etc.

It was decided that the committee will meet one more time, on April 17th at 1 PM at the township office, to finalize the draft to be presented to the township supervisors and solicitor. Mary Carol Frier suggested that Potter Township Supervisors review our current fee structure as well. She has information from other townships for comparison.

New Business: Noise Abatement:

Reviewed email request from a Potter Township resident regarding excessive noise during horse shows held on the Grange Fair Grounds. The resident has made numerous attempts to discuss this with the Grange Fair. However, there has not been any resolution to the problem. The Planning Commission would prefer that Township Supervisors discuss this with the Grange Fair, rather than to develop a noise ordinance. Ron Grove, Kart Eysenbach, and Dick Decker will contact the Grange Fair.

Adjournment:

Mike Troyan made the motion to adjourn, seconded by Michele Brown; meeting adjourned at 9:30 PM.

Respectfully Submitted,

Cindy Foust, Secretary