

**Potter Township Planning Commission  
January 8, 2008 Meeting**

**Members Present:** Dick Decker, Karl Eysenbach, Mark Fortney, Ron Grove, Monty Strouse, Ron Sweitzer and Pam Winter

Dick Decker introduced the new members of the Commission, Karl Eysenbach and Ron Grove.

**Call to Order:** The meeting was called to order at 7:00 p.m. by Chairman Dick Decker.

**Reorganization:** The following people were elected: Chairman, Dick Decker; Vice-Chairman, Mark Fortney. There was no one elected as Secretary at this meeting.

**Approval of Minutes:** The Minutes from the December meeting were not ready for approval.

**Zoning Officer's Report:** A spreadsheet from Jeff McClellan showed two (2) zoning permits were issued during December 2007.

**Supervisor's Report:** Ron Sweitzer reported on several items from the Board of Supervisor's reorganization meeting the previous night.

**Correspondence:**

1. Centre County Planning Office, CCPC DO File No. 273-07, Minor Land Development Proposal for Placement of a Single Building for Staff Offices, Lab Meeting Room and Bathroom.
2. Centre County Planning Office, CCPC DO File No. 276-07, Notice of Receipt and Declaration of Intent, Final Plan - One Lot Subdivision and Tract Residue of Lands of Barbara E. Bubb.
3. Centre County Planning Office, CCPC DO File No. 276-07, Lot Addition and Replots, Barbara E. Bubb (Tax Parcel No. 20-8-41), Stanley J., Jr. & Janeanne J. Lindsay (Tax Parcel No. 20-8-41A), Stephen & Karen Gilmore (Tax Parcel No. 20-8-13Q).
4. Centre County Planning Office, CCPC DO File No. 182-07, Re: Final Plan of Franklin M. Horner Subdivision, Replot of Lot 1R into Lots 1R-R, 5 & 6.
5. Centre County Planning Office, CCPC DO File No. 265-07, Re: 2 Lot Subdivision of Lands of R. Douglas & Belinda G. Rimmey, Conditional Approval of Minor Subdivision.
6. Centre County Planning Office, CCPC DO File No. 275-07, Re: Minor Land Development Proposal for the Conversion of a Single Family Residence on Lands of the SPCA (Tax Parcel No. 20-5-63C) to a "Thrift Shop."
7. Centre County Planning Office, CCPC DO File No. 283-07, Notice of Receipt and Declaration of Intent, Final Subdivision Plan -- Tax Parcel No. 20-320-64 into 1 Lot with Residue for Smith-Pletcher Home Association, Inc.
8. PennTerra Engineering, Inc., Re: Planning Module Exemption for Tax Parcel 20-320-64
9. PennTerra Engineering Conditional Use Narrative and Supporting Information and Drawing.
10. Centre County Planning Office, CCPC DO File No. 168-06, Time Extension Request - Mountainview Estates.
11. Centre County Planning Office, CCPC DO File No. 144-05, Time Extension Request - Sinking Creek Subdivision.

**Old Business:**

1. Prime Ag Issues:  
Reviewed final draft of letter to go to the property owners affected by the proposed zoning change. The date of the meeting to address property owners concerns was changed from February 5<sup>th</sup> to February 26<sup>th</sup> and will be changed in the letter.

2. Proposed Onlot Sewage Ordinance:

Received a copy of solicitor Bob Rayman's comments on the Planning Commission's recommendations on the Ordinance. We will be getting copies of funding information from Dave Henning. Also, Chuck Herr, the Sewage Enforcement Officer will be asked to provide comments to our recommendations and the proposed ordinance.

**New Business:**

1. Douglas and Belinda Rimmey Subdivision:

The letter from the County had some sewage concerns about the subdivision. We are waiting for more information. No comments by Planning Commission.

2. Barbara E. Bubb Additions and Replot:

This is a subdivision of land zoned Open/Forested divided now by a road and which is going to be recorded on two (2) deeds. No comments by Planning Commission.

3. SPCA Minor Land Development Plan - Thrift Shop:

This is a change of use for an existing building/house adjacent to the SPCA. A wide walkway from the SPCA to the house is being installed probably to make it handicapped accessible. No other comments by Planning Commission.

4. Smith-Pletcher Home Association:

This is minor subdivision of a lot from the American Legion in Centre Hall. They have a letter from the Sewer Authority stating they can connect to public sewer; need signature to waive the sewage planning. No other comments by Planning Commission at this time.

5. Sewage Treatment Plant:

A small lab meeting room, office space and bathroom are being added to the Sewage Treatment Plant. No comments by Planning Commission.

6. Time Extensions:

The Centre County Planning Office has received time extension requests by Mountainview Estates and the Sinking Creek Subdivision.

7. SJM Indoor/Outdoor Athletic Fields - Shaner Ball Park - Conditional Use Plan:

The present baseball field will be kept intact and used as such. There will be no food preparation at the concession stand; all food will be brought in prepackaged and sold the same way. Therefore, the concession stand could use a holding tank for waste disposal. Proposal is to add one (1) soccer/football field as an outdoor field and to add one (1) covered or domed field to house two (2) indoor soccer fields and the offices. These two (2) new uses will utilize the present onlot septic system. There will be no permanent seating at these new uses; all will be portable such as folding chairs brought in by patrons or in the event of a tournament some portable bleachers could be brought in.

Mark Fortney made a motion to sent the Conditional Use Plan on to the Board of Supervisors for a conditional use hearing. Pam Winter seconded and motion passed unanimously.

The meeting was adjourned at 8:28 p.m. by a motion made by Ron Sweitzer, seconded by Monty Strouse and passed by a vote of the members present.

Respectfully submitted,

Pamela Winter