

## Potter Township Planning Commission

October 1, 2019

### Members Present:

Ron Grove, Karl Eysenbach, Paul Sampsell, Scott Flory, Mary Carol Frier. Michele Brown, and Mike Troyan. Paul Sampsell was absent.

### Call to order:

Ron Grove called the meeting to order at 7 PM.

Citizens attending: John Sepp, Penn Terra Engineering and Virginia Byers, Potter Township resident

### Reading of the Minutes:

Minutes of the September 3, 2019 meeting were approved. Scott Flory made the motion, seconded by Ron Grove; motion passed by all members present.

### Zoning Officers Report:

Eleven permits were issued in August; nine permits were issued in September.

### Supervisors Report:

Karl Eysenbach Supervisors are currently working of the budget for 2020. Positions are available for Road Supervisor due to Budd Brooks' retirement in December; and the creation of another position for road crew/other duties. Review of the Horizon at Brush Valley plan. Purchase of the Shaner Park Property.

### Correspondence:

Preliminary Subdivision Plan – the Horizon at Brush Valley; plan dated: July 3, 2019 (last revised: September 12, 2019); Potter Township: CCPCDO File No. 105-19

2 letters on Minor Land Development request – Proposed 24' x 42' (1008 sq ft) building addition onto the existing Centre Hall – Potter Sewer Authority Facility located on Tax Parcel no. 20-320-64A; Potter Township: CCPCDO File No. 144-19

### Old Business:

Sign Ordinance: Mary Carol has had no report back from Stan Wallace or Rob Rayman.

Potters Mills Sewer Plant will do a test run on Tuesday, October 8, 2019.

### New Business:

Regional Planning Commission: Ron Grove reported the following:

Potters Mills Bypass completion in 2020.

Engineering on the Rt. 322 extension to Boalsburg will begin in 2020; tentative start in 2025, tentative completion in 2029

Rt. 45 – paving to start in 2020

Study of the walls along Rt. 144 Centre Hall, near Dollar General for installment of gas lines

Bridges to be replaced: School Street in Spring Mills and Millheim near the Race

Horizon JFDC Land Acquisition: John Sepp of Penn Terra Engineering reported the following changes to the preliminary plan:

Curbs and sidewalks have been added to one side of the streets

Driveways will be 40' long, houses will have a 2 car garage

Cluster of mailboxes and pull off area have been added per the request of the postmaster

Lots will be subject to the in-lieu-of fee instead of providing park space within the development

A 8" water line will be coming from Manor Road and Main Road; Centre Hall will be replacing a section of water line to help with the flow of water

Post lights at the end of each driveway will be required with a 60 watt dusk to dawn light

The retention area awaiting approval

Future right-of-way through neighboring property to access Manor Road

1<sup>st</sup> phase consists of 39 homes; 2<sup>nd</sup> phase - 38 homes; 3<sup>rd</sup> phase 21 homes

Karl Eysenbach stated that a bond will be required for each phase of development; additionally the 4" water line along Rt. 192 needs upgraded and flow tested.

Motion was made by Mike Troyan to accept the plan and forward on to the supervisors, Michele Brown seconded the motion; motion passed by all members present.

Motion was made by Scott Floray to sign the Sewer Module, Mary Carol Frier seconded the motion; motion passed by all members present. Ron Grove signed the Sewer Module to be sent to Stan Wallace.

John Sepp stated the final Plan for phase I will be submitted next.

**Adjournment:** Michele Brown made the motion to adjourn, motion was seconded by Scott Floray; motion passed by all members present. Meeting adjourned at 8 PM.

Respectfully Submitted,

Cindy Foust, Secretary