

**POTTER TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
June 8, 2021 7:00 pm**

**CALL TO ORDER**

The Potter Township Planning Commission meeting was called to order by Chair Scott Floray at 7:00 PM.

**ATTENDANCE**

|                  |   |
|------------------|---|
| Scott Floray     | X |
| Mike Troyan      |   |
| Glenn Roth       | X |
| Paul Sampsell    |   |
| Mary Carol Frier | X |
| Allen Ishler     | X |
| Michele Foust    | X |

Staff in Attendance: Anne Sanger, Planning Commission Secretary

**APPROVAL OF MEETING MINUTES**

Allen Ishler moved to approve the minutes of the May 25, 2021, meeting as submitted. Michele Foust seconded the motion. The minutes were unanimously approved.

**PUBLIC COMMENT**

There was no public comment.

**NEW BUSINESS**

- Greg Shufran, of Shufran Land Surveying, presented plans for Beiler subdivision, Parcel 20-004-,001 into 3 additional lots (2 residential and one open space). Plans were reviewed and questions answered. Plans were approved.
  
- Karl Eyesenbach, Board Supervisor, talked about the following:  
The Board of Supervisors held a final discussion on an Amendment to the Sign Ordinance. Revisions are as follows:
  1. **(a)** Section 163-3B(2). Billboards shall be permitted as a conditional use in the agriculture, open space, PCI, commercial, and industrial districts. Digital signs are not permitted except as provided for in Section 163- 3b(3). The conditional use application and hearing shall follow the rules and standards set forth for conditional uses in Chapter 220 pertaining to zoning.
  - (b)** Section 163-3B(3). On-premises and public service digital signs shall be permitted in the PCI and commercial districts as a conditional use. The conditional use application and hearing shall follow the rules and standards set forth for conditional uses in Chapter 220 pertaining to zoning.

The following provision is added to Section 163-6 of the Ordinance:

2. (a) Section 163-6(4). An annual fee will be set by the Board of Supervisors as part of the annual fee schedule for off-premise commercial advertising

A public hearing amending the sign ordinance will be held July 19, 2021 at 7:00 PM.

He suggested that the Planning Commission consider future possibilities regarding: 1) solar farms; 2) Distributed Antenna Systems which are replacing cell towers; 3) how our residents feel about the 322 interchange now that it is completed; 4) how the 90+ new lots at Horizon will impact the community and if we need to plan for what it will impact; 5) look at renewable energy and have an ordinance in place.

Anne will continue to provide informational materials.

#### **OLD BUSINESS**

- Michele Foust presented a draft poster for the Grange Fair. Members also discussed having a monitor on the table showing a time lapse of the 322 Project. It was agreed to have the poster ready for Board of Supervisor's approval for their meeting July 6<sup>th</sup>.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, a motion was made by Glenn Roth and seconded by Alan Ishler to adjourn. Chair Scott Floday adjourned the meeting at 8:25 PM.

Respectfully Submitted

*Anne Sanger*

Planning Commission Secretary