

## SUPERVISORS PUBLIC HEARING MINUTES

March 7th 2016 Township Building 7:00 PM. **PORTER TOWNSHIP**

Attendance: Solicitor Bob O'Connor, Chairman Kevin Frank, Larry Dotterer, Mike Champion, Secretary Carol Colucci, Zoning Officer Rich Brungard and members of the public.

The meeting was called to order by Supervisor Chairman Kevin Frank at 6:30PM opening with the pledge of allegiance. Supervisor Frank reminded the audience to this was a Public Hearing and it is recorded. The Supervisors meeting will follow.

Township Solicitor Bob O'Connor stated this is a Public Hearing for a Conditional Use application submitted by Benjamin S. Allgyer and joint owner Lizzie R. Allgyer 301 Dotterer Road Mill Hall, PA 17751.

The applicant is requesting a Conditional Use pursuant to Section 8.23 of the Porter Township Zoning Ordinance which accommodates Cottage Industries as a Conditional Use within the Agricultural Zoning districts only. The applicants propose to conduct a small hardware business at the residence of 301 Dotterer Road Mill Hall, PA 1775. (Ordinance attached)

Benjamin Allgyer was sworn in by Solicitor O'Connor. Allgyer testified to several questions. The Allgyer property is 19.32 acres. The land is used for pasture and some is woodland. The proposed business is a workshop connected to the barn a square footage of 30 x 30 building. The barn is a block building structure with a steep roof. The workshop has a truss roof on a concrete slab. The driveway surface is stone and a parking area of 50 x 50 common driveway shared with residence. Allgyer will be the owner and operator of the store.

Zoning Office Rich Brungard was sworn in by Solicitor O'Connor. Brungard testified to several questions. He examined the design plans and made a site visit inspecting the property for use. He did not find any problems. There would be no adverse impact on existing traffic or problems of any parking issues in the future. Allgyer stated he will apply for a sign permit which meets all the criteria of regulations required to be installed along the driveway. Zoning Office Brungard stated Allgyer meets all the requirements to allow a Conditional Use for a Cottage Industry.

Solicitor O'Connor read all types of approved businesses and the requirements needed for approval. O'Connor confirmed the Allgyer business fit the descriptions. The Supervisors were asked if there were any questions and none were asked. O'Connor asked the public for any questions.

Mary Ann Clark asked Allgyer if he thinks his business could grow larger on a scale of the Kauffman Store in Loganton or more along the line of DuckRun Hydraulics and Farm Store? Allgyer replied it would be more along the line as Duck Run Hydraulics. But one can only hope.

Earl Streck asked Allgyer if he will be the only one working the store? He replied he will have help from the children and occasional help from his Mother. O'Connor replied, you are entitled to two non-residents for employees.

O'Connor stated if there are no further questions or any reason not to approve this Conditional Use is there a motion for approval of the applicant Benjamin S. Allgyer and Lizzie R. Allgyer subject to the conditions set fourth to conduct and operate a Conditional Use small Hardware Business at 301 Dotterer Road Mill Hall, PA 17751.

On a 1<sup>st</sup> motion by Supervisor Dotterer and a 2<sup>nd</sup> by Supervisors Champion and Frank all in favor 3-0 motion passed to approve and allow the use of the subject premises for a Cottage Industry. Solicitor O'Connor reported he will send a final draft opinion within 45 days to the Township and applicant.

On a 1<sup>st</sup> motion by Frank and a 2<sup>nd</sup> by Dotterer motion passed to adjourn 6:53PM.

Supervisor Chairman

Kevin Frank



Township Secretary / Treasurer

Carol Colucci

