

PLANNING BOARD MINUTES

Tuesday August 25th, 2015 Porter Township Building 7:30 P.M

Attendance: Ralph Funk, Paul Courter, Mike Champion, Bill Ake, Zoning Officer Rich Brungard, Secretary Carol Colucci and 8 members of the public. Mark Saville was absent.

The meeting was called to order by Chairman Ralph Funk at 7:32PM opening with the pledge of allegiance. The minutes of the July meeting were reviewed and on a 1st motion by Paul Courter and a 2nd by Bill Ake motion passed to approve the minutes as presented.

Old Business was a review of the correspondence from County on the Township Comprehensive plan. PSATS recommends all Townships to review their plans every ten years and update every fifteen years. The County sent updated data for comparisons from the plan as requested.

Public comments were asked what is a comprehensive plan and why do we need one. Champion explained there was a committee formed and open to the public to create a missions statement, statistics and guidelines for the future for the Township to follow.

The Board agreed to use the new additional information inserting to the book where an update is needed. Also they agreed to recommend to the Supervisors to get the Comprehensive plan book scanned to be put on the Township website. It was confirmed there are no more hard copy books for the public to purchase.

The Cottage Industry Ordinance was discussed previously and a proposed ordinance has been introduced for review. Zoning Officer Rich Brungard presented the comparisons from the proposed version of the ordinance #54-6-2007 Cottage Industries as a Conditional Use with Lamar Cottage Industries and Conditional Use.

The comments on revising the Cottage Industry Ordinance was to not make any changes to the existing Ordinance due to the fact they feel it is presented to accommodate the proposed Motor Cycle Track. There are many conflicts oblivious that revising the ordinance is not just to make small businesses allowable that are already in violation due to not being in the properly zoned area. Board members expressed their views stating all the issues are only for personal reasons or business NOT for the good of the Township.

Mary Ann Clark commented that ordinances were made to follow not to be changed for suitable situations that arise.

Terry Jeirles stated he believes at one time a large part of Route 64 was zoned for 500 feet deep frontage from the road commercial and at some point was changed. Champion stated the business has been good in the township. And look at the re-zoning for the Walizer property was accommodated. Champion also expressed that if we have a Public Hearing concerning all these issues then the Planning Board should give their thoughts about it.

Chairman Funk stated if all these places want a business then they should go to the Hearing Board and ask for a variance. A property owner Ephriam Miller 7 Walizer Bridge Lane was discussed that is starting a business building manure pits in an Agricultural zoned area.

Zoning Officer Rich stated that the Walizer Bridge would be an issue with Miller and the Bridge is already being used by heavy truck traffic which should have a weight limit. Miller was already given a permit for the goats from a past Zoning Officer. Bill Ake stated Miller should have applied for a business permit and that is when you take issue with it.

The comment was made by the Board that anything from the pasted cannot be penalized fairly now. There was a discussion about building in floodways and who is responsible for that. You can build in flood plains but not flood ways according to FEMA. Ake stated we have a system and had it for a long time and it works to follow it.

Supervisors Walizer asked if the Planning Board is stating that a violation should be written up for anyone having a business in an area not zoning for it. Champion replied NO the Planning Board is NOT saying that. He is stating that the situation with the Motor Cycle Track has no comprise or nothing. And the people clearly doesn't want it.

Champion commended the Supervisors for being open about the Motor Cycle Track issues that it was not held to an executive session at the last Supervisors meeting and it was made public. He credits them for that.

Supervisor Walizer stated he wanted to clarify the Cottage Industry is not part of the Motor Cycle Track that is being confused. Walizer suggested to the Board to make any changes they can agree to accommodate small businesses.

Mary Ann Clark expressed she has concerns for Cottage Industries for excessive traffic on the roads ware & tear of it degrading them. It doesn't matter what the business is.

Zoning Officer Rich pointed out that Agriculture is a big part of road damage. As Dotterer Farms is one of them and Farms are exempt and also is the Amish.

Rich presented plans to the Board for a subdivision review for Robert Crisinger property of 65 acres . Chairman Funk stated it should be a no building waiver. Part of the property cannot have any use. The proposed use is for storage and Funk stated the owner said it was a 30, 000. square foot lot. It was calculated to be 31,582 square feet. A driveway permit is needed. The well needs to be addressed on another property. It was stated that you can not build without showing proper sewage required.

It was suggested to have Mark Saville review the plans. After a lot of discussion the Board's decision was to not make any decisions until Marks view. On a 1st motion by Champion and a 2nd by Courter motion passed to propose to the Supervisors with a pending on the recommendations of Saville.

Zoning Officer Rich verified the Condo property of Arts Print Shop was advertised to sale as commercial zoned. He clarified with the Realtor that the property is not zoned commercial unless the property is sold as a print shop. It is zoned agricultural.

Permits for the month of August to date is \$844.00. The peddlers permit was for Nissan of State College yearly car sale. Concerns of if there was an authorized driveway entrance.

Rich verified that would be a permit from Penn Dot not the Township. The question was asked if George Courter is allow to build a camp on Ag land and is it the old paintball place.

Chairman Funk reported he is concerned about the mess of debris under the Clintondale bridge. It needs cleaned up. It is a safety flooding issue. It was agreed to check into the matter of what can be done to get cleaned up.

Mary Clark asked why the township giving permits to people who are not in compliance with regulation. Courters did not demolish the building which a permit was expired and have been issued a permit to build a camp. Rich replied the Courters are not in violation of anything. They have a permit extension on the building to be demolished until April 2016. They are using the wood from the demo to build the camp. He was also told the fire company was going to use it for a practice drill and have not seen that happen yet.

On a 1st motion by Champion and a 2nd by Ake motion passed to adjourn at 8:55Pm. Next meeting September 29th 2015 7:30PM.

Chairman Ralph Funk _____

Township Secretary, Carol Colucci _____

