

PLANNING BOARD MEETING MINUTES

Tuesday January 31st, 2017 Porter Township Building 7:30 P.M

Attendance, Ralph Funk, Paul Courter, William Ake, James Watson, Mark Saville, Zoning Officer Rich Brungard, Secretary Carol Colucci, Supervisor Mike Champion and 6 members of the public.

The meeting was called to order by Chairman Funk at 7:30PM. He announced this is the Re-organization of the board for 2017. Funk nominated Paul Courter for a temporary chairman. Courter asked for nominations for a Board Chairman. On a 1<sup>st</sup> motion by Bill Ake nomination passed for Ralph Funk to be Chairman and on a 2<sup>nd</sup> by James Watson.

Chairman Funk asked for nominations for a Vice Chairman. On a 1<sup>st</sup> motion by Paul Courter to nominate Bill Ake for Vice Chairman. On a 2<sup>nd</sup> by Mark Saville motion passed.

2017 Planning Board Chairman Ralph Funk

Vice Chairman Bill Ake

110014

The minutes from the December meeting were reviewed and on a 1st motion by Courter and a 2<sup>nd</sup> motion by Ake motion passed to approve the minutes.

The old business was the proposed Dollar General Store plans for revisions.

New business was Representative Bob Gage with GBT Realty with design plans to present the revisions for the construction of Dollar General. There was discussion on the Beirly lot, proof of Highway occupancy approval, NPDS permit and DEP approval. There was a recommendation for the sewage model. ENVJMA Chairman Nevin Courter reported the driveway was reviewed and a casement is needed to cover both lines crossing the driveway, and the drain pipe out of the detention pond is over the sewer line. Saville stated the swales need to be re-graded. Saville reminded Mr. Gage the board just wants to be in compliance with the Township ordinances and compliance from all authorities' cause it is joint authorities to sign off.

Hitching post were discussed to accommodate Amish horse and buggies. It was recommended to install 2 hitching post in 2 separate spaces total of 4. Agreed to be installed on asphalt for several reason.

Recommendations were discussed to curb islands if there is 20 spaces. Zoning Officer Rich confirmed the ordinance calls for a total of twenty cars and the plan was ok as designed.

The driveway traffic issues were discussed. The board has concerns for truck traffic and turning movements. Mr. Gage suggested they can move the driveway north to prevent conflicts if it is not required by Pen Dot to keep it where it was.

Supervisor Champion asked Mr. Gage if he would consider installing a hydrant on site at his cost which is not a requirement by ordinance. Gage replied yes if it was noted in the minutes. The location would be designated by the Township Water Authority and the Fire Company.

Also there was a discussion about the County requires all property locations to have a name and number for Emergency 911 tracking. Rich verified the township pays for the sign but a decision needs made to what it will be called. Bill Ake stated the Porter Township Municipal Water Authority is requesting the water lines to be incased where it is shown. hat can be discussed at the Water meeting Tuesday.

The new business was Secretary Carol reported the PA State Ethics Statement of financial interest forms need filed from each board member every year. Please fill out a return as soon as possible.

Zoning Officer Brungard reported permits for the month of January was \$1,849.00. Dollar General submitted an application for a subdivision of 2 lots, and a new building permit for a Commercial business. Sean Housler with Key Energy has submitted a Business permit for approval of 28 Karl's Lane. The property was already approved for a business with Fox hollow construction. Storage trailers will be moved to the property and an office where a previous office was.

Public comments were Mary Ann Clark asked if the Dollar General can be approved while waiting on the DEP permit? The reply was the applications can expire depending on how many days or months.

Saville stated he is making a motion conditionally on approval of the plan on the following conditions.

- The Board recommends to the Supervisors to grant a waiver of the separate preliminary plans and permit plans to be approved as a preliminary final plan process.
- Removal of ownership certification acknowledgements for Mill Hall DPP, LLC
- Approval subject to providing documentation of approval from DEP and Pen Dot
- Provide a fence enclosure adequate to ensure safety of above ground propane tank
- Revise Handicap parking status to be minimum of 10' wide
- Approval subject to providing documentation of approval from ENVJMA for sewer service for this development
- Consider providing a fire hydrant on-site with location coordination by Nittany Valley Fire Company
- Notation on plan "No zoning permit will be issued for construction prior to providing evidence of recorded

On a 2<sup>nd</sup> motion by Ake motion passed to approve the preliminary plans with all the conditions listed. On a 1<sup>st</sup> motion by Courter and a 2<sup>nd</sup> by Ake motion passed for meeting to adjourn 9:00PM.

Planning Board Chairman  
Ralph Funk

Ralph Funk

Planning Board Secretary  
Carol Colucci

Carol Colucci