

PLANNING BOARD MEETING MINUTES

Tuesday August 30th, 2016 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. The minutes from the July meeting were reviewed and on a 1st motion by Courter and a second by Ake motion passed to approve the July minutes.

There was no old business. There was new business. There has not been any new development for the proposed Dollar General Store.

Public Comments were Ken Courter asked what is the process for changing his property to commercial zoned? Zoning Officer Brungard explained the process begins with writing and submitting a request to the Zoning Officer then it would be submitted thru the channels of PB Supervisors and Public Hearing. Brungard explained spot zoning. Saville explained consideration for corridor overlay district usually allows neighboring properties to be commercial district. Or a possibility of asking for a specific use such as home occupancy modifying the ordinance to say that would be allowed.

Mr. Bierly the property owner next to the proposed development of the Dollar General had some concerns. The Dollar General has offered to sale him 2.5 acres of the property in the rear. He has concerns if a Right of Way is put in place and splits the property, he asked if he can build on an 1.4 acre if there is a R. O.W. Rich replied No because its to narrow. Saville commented it depends on the approach. If you are buying the property when the R.O.W is only an easement on it than, yes you can.

There was a discussion on requirements from Pen Dot verses the Township. Brungard stated there was an entrance permit issued from Pen Dot. Saville stated they really go together and they would also need a Highway Occupancy Permit for the storm water management also. Also Rich was told there would not be a traffic study required.

Zoning Officer Rich Brungard reported permits for the month of August was \$1,056. There were three new homes, a pole shed, a temp office and two driveways. The temporary office permit is for Glossener Concrete, Inc. which would only be good for one year and be removed.

Elaine Miller requested to see the Zoning Officer and the Right to Know Officer Carol after the meeting. She has a request form to submit.

On a 1st motion by Courter and a 2nd by Saville motion passed to adjourn 7:51PM. Next Planning Board Meeting September 27th 2016.

Planning Board Chairman
Ralph Funk



Planning Board Secretary
Carol Colucci

