

PLANNING BOARD MINUTES

Tuesday May 31st, 2015 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 4 members of the public.

The meeting was called to order by Chairman Funk at 7:30PM. The minutes from the April meeting were reviewed and on a 1st motion by Courter and a second by Saville motion passed to approve the minutes as presented.

The old business was reviewing the plans for East Nittany Valley Joint Municipal Authority for a new building. The board was given the plans to review before the meeting. No one was present to present the plans. Saville stated he believes it is a requirement for a representative to be present to explain the plans.

There were many findings on the plans to be corrected and completed as follows.

- It was not specified if it is a final plan or preliminary, or show any boundaries or the acreage.
- #302. A5 does not show the road or right of way.
- #302.A7 does not show culverts or label utilities
- #302.A13 certification of ownership, title block is not up to date
- #34.A4 A buffer yard is needed to screen from residential use landscaping to ordinance regulations
- A connection box is not shown for the electric near the road.
- It needs an easement to cross another property line
- It is calling out for a grinder pump, is there really one intended?
- If it was originally a conditional use. Does the expansion need to be also?
- Is a sewer planning model needed or are they exempt?
- Details for the storm water management is unusual. The holding pond looks like it wouldn't be large enough. The outlet is strange.
- Misspelled planning board

Saville commented he believes there would be more revisions if he continued but at this point he would not make a recommendation until all revisions are corrected on the plans to be considered. On a 1st motion by Saville and a 2nd motion by Ake motion passed to table any decision on the plans until adequate plans are presented.

There was a letter of correspondence from the Clinton County Planning Board. The County replied the parking spaces were not addressed on the plans and should be confirmed. The development is consistent with the County comprehensive plan and that it is in the public interest.

Township Engineer Don Franson was in contact with Gwin Dobson Engineers advising revisions and corrections to finalize plans. There was a discussion on erosion plans and if it is needed or not for less than an acre.

New business was the review of a Floodplain Ordinance. Supervisor Champion stated the Ordinance was presented to the Township without adequate time to change anything. There was a discussion on making amendments to the ordinance after it is adopted in order to meet the deadline of June 16th.

On a 1st motion by Saville and a 2nd by Watson motion passed to move the Floodplain Ordinance to the Supervisors with no comments.

Zoning Officer Rich reported there was \$1,781.00 in the month of May for permits. 1 garage, 2 sheds, 1 peddlers and 2 mechanical device permits. Courter asked if Leupolds garage was within the set backs required. There has been problems in the past with storing things over the property line. Rich will check into it.

A discussion was held about the Peddlers permit with Driscoll Automotive Group selling cars in Ingrams lot for 3 day promotion sales. There was question if Driscolls has a driveway permit from Penn Dot to enter and exit onto Rt 64.

On a 1st motion by Courter and a 2nd by Ake motion passed to adjourn 8:25PM.

Planning Board Chairman

Ralph Funk

Ralph Funk Jr.

Planning Board Secretary

Carol Colucci

Carol Colucci