

BLAIR TOWNSHIP PLANNING COMMISSION

375 Cedarcrest Drive
Duncansville, PA 16635
(814) 696-4363

MINUTES OF THE OCTOBER 01, 2018 MEETING

Chairman Ted Ventre convened the meeting of the Blair Township Planning Commission at 7:00 PM., leading attendees in the Salute to the Flag.

Other BTPC members in attendance were Dodie Amigh, Tim Shaw and Dave Glunt, Jr. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary. Brandon Carson was absent. There were no visitors in attendance.

A motion was entered by Tim Shaw to approve the minutes from the Monthly Meeting of September 10, 2018. The motion was seconded by Dodie Amigh and passed with a unanimous vote.

Chris Dutrow commented on the **Barneywood Subdivision Plan**. He noted that there are numerous engineering comments yet to be addressed and that the DEP Sewage Planning Module remains outstanding.

Dave Glunt made a motion to **table** the **Barneywood Subdivision Plan**, Tim Shaw seconded the motion. The motion to **table** the **Barneywood Subdivision Plan** passed with a unanimous vote. The municipal review period will end on December 11, 2018.

Chris Dutrow discussed the **O'Reilly Preliminary Land Development Plan** as submitted by **John Maynard** of **Bohler Engineering**. Currently, the **O'Reilly Subdivision Plan** is still pending Supervisors review due to required DEP approval. Following DEP approval, the Subdivision Plan will proceed before the Supervisors, followed by the Preliminary Land Development Plan. Chris presented the review comments, noting the two waiver requests (§ 703.D.2, Interior Parking and Lot Landscaping). The proposed stormwater maintenance will be provided by an over-sized underground facility. The developer has eliminated four parking stalls from the original submission, consequently eliminating the original waiver request to cut into an earthen bank. The BCPC has recommended that the developer construct a sidewalk. This was discussed in detail.

Dodie Amigh made a motion to approve recommending the 95-day municipal review period extension for the **O'Reilly Preliminary Land Development Plan**. Tim Shaw seconded the motion. The motion to **approve** the **95-day extension** passed with a unanimous vote.

Dodie Amigh made a motion to recommend waiving the sidewalk requirement for the **O'Reilly Preliminary Land Development Plan**. Dave Glunt seconded the motion. Tim Shaw objected to approving waiving the sidewalk requirement, stating that he has a safety concern. The motion to **recommend waiving** the **sidewalk requirement** passed with three yes votes with Tim Shaw voting no.

Dodie Amigh made a motion to **table** the **O'Reilly Preliminary Land Development Plan**. Tim Shaw seconded the motion. The motion to **table** the **O'Reilly Land Development Plan** passed with a unanimous vote. The current municipal review period will end on November 12, 2018.

Chris Dutrow reviewed the **Carpenters Building Addition Plan**, as prepared by Ben Piper of Keller Engineers. The engineer's review of the plan is not complete. The municipal review period will end on December 10, 2018. A wetland determination needs conducted due to the possibility of Basher Soils. The planned stormwater system consists of oversized pipe that will tie into the existing storm collection system. Also, a rain garden is to be constructed. A sizable portion of the parking lot addition is on a separate parcel from the building addition. Lot consolidation, or a parking easement or agreement will be needed.

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Dodie Amigh made a motion to **recommend tabling** the **Carpenters Builders Addition Land Development Plan**. Dave Glunt seconded the motion. The motion to recommend **tabling** the plan **passed** with a unanimous vote.

Chairman Ventre called for any other business.

The **Pleasant View Phase 6 Development** was briefly discussed. Erosion and sedimentation issues, due to the recent rain events, have been evident.

Due to the General Election, the next Blair Township Planning Commission Meeting is scheduled for November 12, 2018, at 7:00 p.m.

There being no further business, Tim Shaw entered a motion to adjourn this evening's meeting. The motion was seconded by Dave Glunt and unanimously approved.

The meeting adjourned at 8:04 P.M.

Dodie Amigh
Secretary