

BLAIR TOWNSHIP PLANNING COMMISSION

375 Cedarcrest Drive
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(814) 696-4363

MINUTES OF THE MONTHLY MEETING OF AUGUST 7, 2023

Chairman Ted Ventre called the meeting at 6:00 p.m.

Commission members in attendance were Dodie Amigh, Tim Shaw, Chris Kriedler, and Theresa Gillie.

Eric Banks, P.E., Stiffler McGraw, Recording Secretary Kami Bilek attended. Blair Township Supervisor, Paul Amigh attended.

Tim Shaw made a motion to approve the minutes of the Regular Monthly Meeting of June 5, 2023. Chris Kriedler seconded the motion. The motion passed with five (5) yes votes.

The **Paul H. Snowberger, Jr. Non-Build Subdivision** as prepared by Martin Biesinger of Geotech, Inc. Eric Banks reported that no new information has been received. Eric recommended tabling the plan. The municipal clock will end on August 23, 2023.

Theresa Gillie made a motion to recommend **Tabling the Paul H. Snowberger, Jr. Non-Build Subdivision**. Tim Shaw seconded the motion. The motion passed with five (5) yes votes.

The **Green Bean Coffee House & Headquarters Land Development Plan** as presented by Adam Long of Keller Engineering. Eric Banks reviewed the plan with changes to the site plan showing the discontinuation of the use of the former Baronner's Farm Market building as a roasting facility and office area. The plan was revised to include only an 800 square foot building with a drive-through and walk-up window. No indoor seating is currently planned. The plan shows a change in the parking pattern, as well as the addition of a rain garden behind the building. Eric reported that that the developer has also requested a waiver to Section 350-32, Sidewalks, citing no other building has sidewalks on that side of the road. The BTPC discussed in detail the sidewalk waiver request and stated that a sidewalk would begin and end at the property line and would not connect to sidewalks on either side of the property, but would force pedestrians to cross North Juniata Street to sidewalks on the other side of the road. Eric recommended conditional approval on the revised plans pending approval of outstanding comments from the Stiffler McGraw review letter dated July 19, 2023.

Tim Shaw made a motion to **recommend conditionally approving the Green Bean Coffee House & Headquarters Land Development Plan**. Theresa Gillie seconded the motion. The motion passed with five (5) yes votes.

Theresa Gillis made a motion to **recommend approval of waiver to sidewalks**. Tim Shaw seconded the motion. Dodie Amigh abstained citing conflict of interest. The motion passed with four (4) yes votes.

The **Curry Realty Two Non-Build Subdivision** plan as prepared by Jay Ebersole of Keller Engineering. This property is located at the former Berwind-White Railroad/Watco property in Blair and Frankstown Townships. The plan includes separating the lot from the main property line along Brush Run Creek. Eric Banks reported that a copy of the easement has not been received at this time. He recommends conditional approval pending Solicitor's review of the easement, and the developer addressing the Engineer's comments in the Stiffler McGraw letter dated August 3, 2023.

Chris Kriedler made a motion to **conditionally approve the Curry Realty Two Non-Build Subdivision** plan. Dodie Amigh seconded the motion. The motion passed with five (5) yes votes.

Chairman Ted Ventre called for other business. Eric Banks reported that Hollidaysburg Family Dental has submitted their final plan. Eric stated that the As-Built plan is inconsistent with the approved plans. Eric will follow up with the developer to discuss the concerns.

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Having no additional business, Ted Ventre called for a motion to adjourn. Tim Shaw made a **motion to adjourn**. Theresa Gillie seconded the motion. The motion to adjourn passed with five (5) yes votes.

The next Blair Township Planning Commission Meeting will be held on Monday, September 11, 2023 at 6:00 p.m.

The meeting was adjourned at 6:54 P.M.

Dodie Amigh
Secretary