

BLAIR TOWNSHIP PLANNING COMMISSION
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MINUTES OF THE JUNE 05, 2017 MEETING

Chairman Ted Ventre convened the meeting of the Blair Township Planning Commission at 7:00 PM.

Members in attendance were Chairman Ventre, Ruth Keller, Tim Shaw and newly appointed member, Brandon Carson. Todd Beiswenger of Young & Associates, representing the Leighty Subdivision, and Tim McGaw of the BTW&SA were also present. Dodie Amigh did not attend.

Chairman Ventre, along with other attendees, welcomed Brandon Carson to the Commission.

A motion was entered by Ruth Keller to approve the minutes from the meeting of January 09, 2017. The motion was seconded by Tim Shaw and passed with a unanimous vote.

The **Ronald & Maureen Leighty Subdivision** plan, as submitted by Todd Beiswenger of Young and Associates, was discussed in great length. Mr. Beiswenger commented that it is a simple plan, noting the property was previously divided, the smaller portion being in Freedom Township. There is an existing home on the Freedom Township parcel, which accesses through the adjoining property located in Blair Township. Freedom Township has declined the need to review the subdivision plan.

The Leighty's are subdividing in order to construct a home on the vacant parcel. Luke Helsel of BCSA has reviewed the plan and approved the area for on lot sewerage. The parcel is approximately 23-24 acres. The **Sewage Facilities Planning Module** is prepared for DEP and **requires DEP approval** before the subdivision can be approved by the Board of Supervisors.

Waivers are requested. The developer is asking that **§508.A.1** be waived with reference to the flag lot, suggesting instead that a **Shared Driveway Agreement** would better serve as access. There is an existing driveway used to access the current home so basically a flag lot drawn on the plan would serve no purpose. The next waiver requested **§403.A.118 & 509**; asking that the **utility and drainage easement lines** not be required on the plan along the new property lines. The third and final waiver **§403** is simply the **plan scale** being less than 1" = 50'. Following detailed discussion among Commission members, Chris Dutrow and Todd Beiswenger, a motion was presented.

Tim Shaw made a **motion to conditionally approve the Ronald & Maureen Leighty Subdivision plan**, contingent on the following recommendations; the plan is to be revised documenting all utility easements, Mr. Beiswenger will work in cooperation with the Solicitor to develop a Shared Driveway Agreement, the scale of the drawing is acceptable as presented, the developer is to satisfy the outstanding comments contained in the May 25, 2017 letter from Stiffler McGraw and Associates, all hinging on the Board of Supervisors review and approval. Ruth Keller seconded the motion. The motion to conditionally approve passed with a unanimous vote.

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Ruth Keller made a motion to approve signing the **DEP Sewage Planning Module** on behalf of the **Ronald & Maureen Leighty Subdivision** plan. Brandon Carson seconded the motion. The motion to sign the Planning Module passed with a unanimous vote.

Due to the 4th of July holiday, the Commission opted to hold their **July Monthly Meeting** on Monday, **July 10, 2017** at 7:00 p.m.

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

The meeting adjourned at 7:32 P.M.

Ruth Keller
Secretary