

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE MARCH 05, 2018 MEETING

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

Other BTPC members in attendance were Tim Shaw, Dodie Amigh and Brandon Carson. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary, also were in attendance. Visitors to the meeting included Edward Silveti and Tim McGaw.

A motion was entered by Tim Shaw to approve the minutes from the Monthly Meeting of February 05, 2018. The motion was seconded by Dodie Amigh and passed with a unanimous vote.

Chris Dutrow addressed the Commission, outlining **The O'Reilly Auto Parts Subdivision, Hollidaysburg Plaza (aka Patt Plaza)**, adjacent to Wendy's Restaurant. David Hines of Control Point Associates, Inc., submitted the plan, but was not in attendance. The Blair County Planning Commission has reviewed the plan, providing its approval.

Chris stated that the plan is straight forward and proposes no building at this time. The purpose of the subdivision plan is to establish the property corners as well as the line adjacent to Wendy's.

Two requested waivers include: (1) §404.B.8. Technically, existing structures on proposed Lot 2 would be shown on the plan. Since no building is proposed on the plan, the engineer takes no exception to the Supervisors supporting the waiver request. Dodie Amigh made a motion to **grant the waiver to §404.B.8** pending the Board of Supervisors approval. Tim Shaw seconded the motion. The motion passed with a unanimous vote. (2).§502.G requires that lot lines do not cross municipal boundary lines. Approximately 2/3 of the parcel is in Blair Township and 1/3 is in Allegheny Township. If §502.G is not waived, neither parcel is big enough to develop. Tim Shaw made a motion to **grant the waiver to §502.G** pending the Board of Supervisors approval. Brandon Carson seconded the motion. The motion to passed with a unanimous vote.

Chris Dutrow further reported that the developer also requested a waiver to the required DEP Planning Module at this stage of the application. This would violate State regulations accordingly, he is not recommending the DEP Planning Module process be waived or delayed. In the case of a sewage interceptor issue, it would be best to know in advance of spending money to proceed with development. Brandon Carson made a **motion not to grant the DEP Exemption waiver request**. Tim Shaw seconded the motion. The DEP Planning Module must be done as per State regulations. The motion passed with a unanimous vote.

Dodie Amigh made a motion to **recommend the Supervisors approve the O'Reilly Auto Parts Subdivision** plan, pending the developer addressing the comments outlined in the engineer's review letter of February 16, 2018. Brandon Carson seconded the motion. The motion to conditionally approve the plan passed with a unanimous vote.

Chairman Ventre called for any other business.

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Ed Silvetti commented on the Township's three-year process of publishing a Codified Code of Ordinances. He explained the process, noting his satisfaction in contracting with General Code to produce the Codification. This will be a huge improvement to referencing and researching Blair Township Ordinances. The Codification is nearing completion with final edits to Chapter 375 having been submitted to General Code. When adopted, the final version will be available on the Township's Website. Advertisement to adopt the Code is expected to take place in April, with adoption of the Code to follow in May.

Chairman Ventre announced that the next Blair Township Planning Commission Meeting is scheduled for April 2nd at 7:00 p.m.

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

The meeting adjourned at 7:22 P.M.

Dodie Amigh
Secretary