

## BLAIR TOWNSHIP PLANNING COMMISSION

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

### MINUTES OF THE APRIL 02, 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 Dave Glunt. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary, also were in attendance. Visitors to the meeting included Tiffany Settle and Amy Hite, representing the Smith Lot Line Change.

A motion was entered by Dodie Amigh to approve the minutes from the Monthly Meeting of March 03, 2018. The motion was seconded by Tim Shaw and passed with a unanimous vote.

**Chris Dutrow** addressed the Commission, outlining the **William R. & Susan J. Smith Property Line Change**, located on Pine Cabin Lane, off Reservoir Road in Hollidaysburg. **Gerald Pastva, P.L.S.**, submitted the plan on behalf of the Smiths, but was not in attendance. The Blair County Planning Commission has reviewed the plan, providing its approval. The property has been sold and closing is pending recording of the proposed property line change.

Chris stated that the plan is straight forward and proposes no building, but is simply a lot line change. The purpose of the plan is to enlarge a specific lot by moving the current property line.

Waivers requests include: (1) **§403 Plan Scale**, plan is drawn 1" = 60'. Dave Glunt made a motion to approve the plan scale as presented. Tim Shaw seconded the motion. The motion to waive §403 passed with a unanimous vote.

(2) **§403.A.18 Septic Easement**. A lengthy discussion took place. According to the information proposed and presented, it was decided that in order to comply with the SALDO, the existing septic system and easement must be shown in its entirety on the proposed plan. The septic system and the sand mound are approximately 500-feet apart. Over the course of the submission, two plans have been received, one on the 20<sup>th</sup> and the revised plan on the 23<sup>rd</sup>. In comparing the two plans, there is a discrepancy between the 50 x 70-foot septic easement area. The current plan (3/23/18) does not show the sewerline and the actual existing pipeline location to the sand mound. The sewerline detail and easement, in its entirety, must be shown on a revised plan.

(3) **§403.B.2. Contour Lines**. Since no construction or earthmoving activities are proposed on the plan, the engineer takes no exception to the Supervisors supporting the waiver request. Tim Shaw made a motion to **grant the waiver to §403.B.2** pending the Board of Supervisors approval. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

(4) **§508.A.1 & §508.B.1 15-foot Public Road Frontage**. develop. Tim Shaw made a motion to **grant the waiver** pending the Board of Supervisors approval. Brandon Carson seconded the motion. The motion to passed with a unanimous vote.

Dave Glunt made a motion to **conditionally recommend the Supervisors approve the William R. & Susan J. Smith Property Line Change** plan, pending the developer addressing the comments outlined in

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the engineer's review letter of March 26, 2018. Dodie Amigh seconded the motion. The motion to conditionally approve the plan passed with a unanimous vote. The realtors representing the project assured Chris Dutrow that the revised plan would be received, by he and the Township, no later than Friday to allow ample time for review before the Supervisors April meeting (Tuesday, 04/10/18). They agreed that all of the engineering comments addressed in the March 26<sup>th</sup> letter would be satisfied as well.

Chairman Ventre called for any other business.

Chairman Ventre announced that the next Blair Township Planning Commission Meeting is scheduled for May 7th 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 7:34 P.M.

Dodie Amigh  
Secretary