

BLAIR TOWNSHIP PLANNING COMMISSION

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MINUTES OF THE JULY 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 Dodie Amigh and Dave Glunt. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary, also were in attendance. Visitors to the meeting included David Butterbaugh, Jr. of P. J. Lehman Engineers representing the Monahan Lot Merger Plan, the Hammer/Jackson Lot Line Adjustment plan and the James and Lori Benner Lot Merger plan. Supervisors Edward Silvetti and Paul Amigh II, also were in attendance.

A motion was entered by Dodie Amigh to approve the minutes from the Monthly Meeting of June 04, 2018. The motion was seconded by Dave Glunt and passed with a unanimous vote.

Chris Dutrow explained the **Snare Office Building Land Development Plan** and its review by Greg Geishouser of Stiffler McGraw. The parcel is a corner lot, with the proposed building frontage on Jefferson Street. Blair County 911 assigns frontage as determined by the street that accesses the building entrance. It was noted that Solicitor Rutch is to provide a legal opinion due to questions relating to setbacks. The rear of the building adjoins a blacktopped parking lot owned by Dr. Zavahir.

Supervisor Silvetti commented that some Township Ordinances provide no flexibility with interpretation, while others have been cut and pasted from other government agencies or websites. One example recently was the Township's driveway code provisions having been patterned from PA DOT. He stated that he takes no issue with the encroachment of the setback to the rear, simply because it abuts a parking lot and not a residential backyard. He noted that it would be ideal if the Ordinance offered the Township the ability to use discretion in commercial or industrial settings. Approval of the setback variance brings with it the possibility that the Township could be challenged by the adjoining property owner. Standard practice in Blair Township has required requested setback variances be agreed upon via a notarized variance agreement in which the adjoining property owners sign the agreement, which is then recorded with the plan. The Blair County Planning Commission review included concerns relating to setback encroachment. Dodie Amigh made a motion to recommend approving the **Snare Office Building Land Development Plan**, along with the **signed waiver, pending Solicitor Rutch's opinion**. David Glunt seconded the motion. The motion to **recommend approval** of the plan passed with a unanimous vote.

David Butterbaugh introduced the **Monahan Lot Merger plan**. The purpose of the plan is to merge the three parcels into one. The Blair County Planning review letter has been received. The municipal review period will end on 10/08/18. Chris Dutrow stated that they take no exception to waive the contour lines on the plan. No development is presently planned. Dodie Amigh made a motion to recommend **waiving the contour line** requirement. Dave Glunt seconded the motion. The motion passed with a unanimous vote.

Dave Glunt made a motion to recommend **approval** of the **Monahan Lot Merger plan**. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

David Butterbaugh introduced the **Hammer/Jackson Lot Line Adjustment plan**. He noted this is being done to simply make the lots 'cleaner'. There is currently no development planned. It was suggested that verbiage be added to the plan noting that any future sale of the large lot to the rear, and prior to any Building Permits thereon being issued, would require an approved Highway Occupancy Permit from PA DOT.

Dave Glunt made a motion to **recommend waiving the contour line requirement**. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

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Dave Glunt made a motion to recommend that **verbiage be placed on the plan** to require an approved **Highway Occupancy Permit** before any sale and/or Building Permit referencing the large lot. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

Dave Glunt made a motion to recommend **approval** of the **Hammer/Jackson Lot Line** Adjustment plan, pending all review comments contained in the June 29th review letter being satisfied. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

David Butterbaugh introduced the **James and Lori Benner Lot Merger plan**. He noted the lot merger is proposed to 'simply make the lots cleaner'. A Capacity Letter is needed from the BTWSA. The parcel(s) include 'paper streets with paper alleys'. Attorney Cohen is in the process of preparing a Quit Claim Deed for the unopened Railroad Street and the alley. Dave Butterbaugh was asked to confirm that neighboring property owners' properties would not be adversely affected by the quit claim deeds.

There is a mobile home situate on the property. Pending finalization and recording of the lot merger plan, the mobile home will then be placed permanently and become the residence for their daughter. Currently, there are no utilities provided to the mobile home.

Dave Glunt made a motion to **recommend approving** the **Benner Lot Merger plan, contingent on all comments of the June 29th review letter** being satisfied. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

Chairman Ventre called for any other business.

Chairman Ventre announced that the next Blair Township Planning Commission Meeting is scheduled for August 06, at 7:00 p.m. Dodie Amigh and Dave Glunt will not attend the August 6th meeting.

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

The meeting adjourned at 7:47 P.M.

Dodie Amigh
Secretary