

BLAIR TOWNSHIP PLANNING COMMISSION

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MINUTES OF THE NOVEMBER 12, 2018 MEETING

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

Other BTPC members in attendance were Dodie Amigh and Tim Shaw. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary. Brandon Carson and Dave Glunt were absent. Ben Piper of Keller Engineers representing the Carpenter's Land Development project and Supervisor Edward Silvetti attended.

A motion was entered by Tim Shaw to approve the minutes from the Monthly Meeting of October 01, 2018. The motion was seconded by Dodie Amigh and passed with a unanimous vote.

Chris Dutrow commented that nothing new was received on the **Barneywood Subdivision Plan**. There are numerous engineering comments yet to be addressed and the DEP Sewage Planning Module remains outstanding.

Tim Shaw made a motion to **table** the **Barneywood Subdivision Plan**, Dodie Amigh seconded the motion. The motion to **table** the **Barneywood Subdivision Plan** passed with a unanimous vote. The municipal review period will end on December 11, 2018.

Chris Dutrow discussed the **O'Reilly Preliminary Land Development Plan** as originally submitted by John Maynard, with the revised submission by Michael Takacs of **Bohler Engineering**. Chris presented the review comments of November 7th. The Soil & Erosion plan was recently submitted. He commented that the Township's process with Agreements, etc. is still new to him and that the Stormwater Maintenance Ordinance requires an Operation & Maintenance Agreement. In this regard, funds will need to be deposited in the Township's Stormwater Maintenance account.

A request to waive the interior parking lot landscaping was discussed. The engineer takes no exception to the waiver request (§ 703.D.2, Interior Parking and Lot Landscaping). Ted Ventre made a motion to recommend waiving the interior parking lot landscaping for the **O'Reilly Preliminary Land Development Plan**. Tim Shaw seconded the motion. The motion to recommend **waiving** the interior **parking lot landscaping** requirement passed with a unanimous vote.

Dodie Amigh made a motion to recommend conditional approval, subject to the review letter comments of November 7th being addressed, of the **O'Reilly Preliminary Land Development Plan**. Tim Shaw seconded the motion. The motion to **conditionally approve** the **O'Reilly Land Development Plan** passed with a unanimous vote.

Chris Dutrow reviewed the **Carpenters Building Addition Plan**, as prepared by Ben Piper of Keller Engineers. A revised plan was received November 7th. Chris reviewed the engineering comments, noting the establishment of financial security remains outstanding. Also, an additional parking area is on the adjoining corner, lot but is a separate tax parcel; accordingly, a lot merger plan or an Easement Agreement will need to be put in place. The municipal review period will end on December 10, 2018. Lastly, the planned rain garden meets the Ordinance criteria for waiving the fencing requirement.

Tim Shaw made a motion to recommend waiving the rain garden fencing requirement for the **Carpenters Building Addition Plan**. Dodie Amigh seconded the motion. The motion to recommend **waiving** the **parking lot landscaping** requirement passed with a unanimous vote.

Tim Shaw made a motion to **recommend conditional approval** of the **Carpenters Builders Addition Land Development Plan**, conditional on the review comments of November 7th being addressed. Dodie Amigh seconded the motion. The motion to recommend **conditionally approving** the plan **passed** with a unanimous vote.

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Chris Dutrow reviewed the **Nyanko & Raley Side Lot Addition Plan**, as prepared by Todd Beiswenger of Young & Associates. This is a simple non-build side lot addition. Chris then reviewed the engineering comments, with the following three recommendations being acted upon by the BTPC.

Tim Shaw made a motion to recommend waiving the drawing scale, noting the 1" = 60' is legible. Dodie Amigh seconded the motion. The motion to recommend **accepting the Nyanko & Raley Side Lot Addition Plan scale** as presented passed with a unanimous vote.

Tim Shaw made a motion to recommend waiving the contour line requirement, as there is no building planned. Dodie Amigh seconded the motion. The motion to recommend **waiving the contour line requirement passed** with a unanimous vote.

Tim Shaw made a motion to **recommend conditional approval** of the **Nyanko & Raley Side Lot Addition Plan**, conditional on the review comments of October 15th being addressed. Dodie Amigh seconded the motion. The motion to recommend **conditionally approving** the plan **passed** with a unanimous vote.

Chris Dutrow reviewed the **Van Kleunen Lot Merger Plan**, as prepared by Andy Ebersole of Keller Engineers. The plan is to merge two adjoining lots. This is a non-build plan. Chris reviewed the engineering comments, and following review, the following actions were taken:

Tim Shaw made a motion to recommend waiving the contour line requirement, as there is no building planned. Dodie Amigh seconded the motion. The motion to recommend **waiving the contour line requirement passed** with a unanimous vote.

Tim Shaw made a motion to **recommend conditional approval** of the **Van Kleunen Lot Merger Plan**, noting all review comments must be addressed as outlined in the October 30th review letter. Dodie Amigh seconded the motion. The motion to recommend **conditionally approving** the **Van Kleunen Lot Merger Plan passed** with a unanimous vote.

Chairman Ventre called for any other business.

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

The meeting adjourned at 7:35 P.M.

Dodie Amigh
Secretary