

## BLAIR TOWNSHIP PLANNING COMMISSION

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### MINUTES OF THE FEBRUARY 04, 2019 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, Tim Shaw and Brandon Carson. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary. Palmer Brown was absent.

There were no visitors in attendance.

A motion was entered by Tim Shaw to approve the minutes from the Organization Meeting and Monthly Meeting of January 07, 2019. The motion was seconded by Brandon Carson and passed with a unanimous vote.

Chris Dutrow stated that comments still need to be addressed on the **Barneywood Subdivision Plan**. Following an email inquiry, Chris noted that Andy Ebersole, Keller Engineers, intends to file an additional time extension due to the land owners need to finalize the proposed improvements.

Brandon Carson made a motion to **table** the **Barneywood Subdivision Plan** due to lack of any input, Tim Shaw seconded the motion. The motion to **table** the **Barneywood Subdivision Plan** passed with a unanimous vote. The current municipal review period will end on March 11, 2019.

The **Stoehr Lot Merge Plan**, as prepared by Andrew Ebersole of Keller Engineers was discussed. The Blair County Planning Commission review is received. Waiver requests were considered and approved at the January meeting. The recommendations remain to legally acquire title to the claimed portions of the unopened alleys and record a new deed for the merged lots and alleys, as outlined in the review letter of December 18, 2019,

Tim Shaw made a motion to **recommend conditional approval** of the **Stoehr Lot Merge Plan**, with the stipulation that outstanding comments per the December 18<sup>th</sup> review letter from Stiffler McGraw be addressed. Dodie Amigh seconded the motion. The motion to conditionally approve the **Stoehr** plan **passed** with a unanimous vote. The municipal review period will end on April 07, 2019.

Chris Dutrow reviewed the **Ventre Brothers Subdivision plan**, as prepared by Stan Kimberly, P.L.S. The Blair County Planning Commission review is received. Waiver requests were considered and approved at the January meeting except for the request for Planning Waiver & Non-Building Declaration.

The request for Planning Waiver & Non-Building Declaration was discussed. The existing office building on the residual tract utilizes an on-lot septic system. Non-building waiver language was placed on the plan. Luke Helsel, Blair County Sewage Enforcement Officer, has signed the Declaration.

Chris Dutrow reviewed the comments from the letter of January 4<sup>th</sup>, noting that a revised plan was submitted since that date. It is recommended that the property owners record new deeds for the revised Lot 1 (Merrimen) and the residual tract (Ventre).

Brandon Carson made a motion to recommend **approving the Non-Building Waiver** and **conditionally approving the Ventre Brothers Subdivision Plan**, noting any outstanding review comments from Stiffler McGraw's letter of January 4<sup>th</sup>, be addressed, including new deeds being created. Tim Shaw seconded the motion. The motion to **conditionally approve** the **Ventre Brother's** plan **passed** with three yes votes. Chairman Ventre abstained due to a conflict of interest.

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Tim Shaw questioned the need to convene a Township Planning Commission Meeting when the pending agenda items have not submitted new information, using the Barneywood project as an example. The engineer and the Commission members conceded that it would not be necessary to hold a meeting.

Chairman Ventre announced that the next **Regular Monthly Meeting** of the Blair Township Planning Commission would be held on **Monday, March 4th at 7:00 p.m.**

Chairman Ventre called for any other business.

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

The meeting adjourned at 7:23 P.M.

Dodie Amigh  
Secretary