

## BLAIR TOWNSHIP PLANNING COMMISSION

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### MINUTES OF THE MAY 06, 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 and Palmer Brown. Chris Dutrow representing Stiffler-McGraw and Betty Robertson, recording secretary. Tim Shaw and Brandon Carson were absent.

Visitors in attendance, Dave Butterbaugh representing the Henderson Lot Merge Plan, and Amy Hite and Krista McCully representing the McCully Lot Merge Plan.

A motion was entered by Palmer Brown to approve the minutes from the Monthly Meeting of February 04, 2019. The motion was seconded by Dodie Amigh and passed with a unanimous vote.

Chris Dutrow reviewed the resubmission of the **Barneywood Subdivision Plan**, referencing the Stiffler McGraw review letter of April 4<sup>th</sup>. Due to a planned public sanitary sewer connection, the Blair Township Water and Sewer Authority shall review the plan.

Palmer Brown made a motion to **recommend approving the Plan Scale waiver request**. Dodie Amigh seconded the motion. The motion to **recommend approving the Barneywood Subdivision Plan scale** as presented passed with a unanimous vote.

Palmer Brown made a motion to recommend submitting the **Stormwater Management design plans** to the Township and the **Erosion and Sedimentation plan** to the Blair County Conservation District prior to the submission of Building Permit Applications to the Township. Dodie Amigh seconded the motion. The motion to require the plan(s) submission prior to Building Permit Applications passed with a unanimous vote. This verbiage is to be added to the plan as per engineering recommendation of May 10<sup>th</sup>.

Palmer Brown 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 current municipal review period will end on June 14, 2019.

The **McCully Lot Merge Plan**, as prepared by Gerald Pastva, P.L.S. was discussed. The Blair County Planning Commission review has been received. Mr. Pastva intends to revise the plan to accommodate the review comments of April 22<sup>nd</sup> following tonight's meeting. Waiver requests were discussed.

Palmer Brown made a motion to **recommend approving the Plan Scale waiver request**. Dodie Amigh seconded the motion. The motion to **recommend approving the waiver to §350-22 McCully Plan scale**, as presented, passed with a unanimous vote.

Palmer Brown made a motion to **recommend approving the waiver request to §350-22. B (2) Contour Lines**. Dodie Amigh seconded the motion. The motion to **recommend approving the waiver to the Contour Lines for the McCully Lot Merge Plan** passed with a unanimous vote.

Dodie Amigh made a motion to recommend conditional approval of the McCully Lot Merge Plan, contingent on satisfying the review comments of the April 22<sup>nd</sup>. Palmer Brown seconded the motion. The motion to **conditionally approve the McCully Lot Merge Plan** passed with a unanimous vote.

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The **Henderson Lot Merge Plan** as prepared by David Butterbaugh of P. J. Lehman, was discussed. This involves removing two lot lines. The engineering comments have been addressed. Palmer Brown made a motion to recommend approval of the Henderson Lot Merge Plan. Dodie Amigh seconded the motion. It is recommended that the applicant record a new deed following recording of the plan, creating a new parcel. The motion to recommend **approval** of the **Henderson Lot Merge Plan** passed with a unanimous vote.

For informational purposes.

The **Ventre Wastewater Extension** plan, as prepared by Dan Carbaugh of Keller Engineers, was briefly discussed. The plan will be reviewed by the Blair Township Water and Sewer Authority.

Palmer Brown explained in detail his views regarding the need for a new **Comprehensive Plan, zoning and land use controls**. Chris Dutrow noted that without zoning, the Comprehensive Plan has no teeth and would remain unenforceable.

Chairman Ventre announced that the next **Regular Monthly Meeting** of the Blair Township Planning Commission would be held on **Monday, June 3rd at 7:00 p.m.**

Chairman Ventre called for any other business.

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

The meeting adjourned at 7:32 P.M.

Dodie Amigh  
Secretary