

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE FEBRUARY 03, 2020 MEETING

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

Other BTPC members in attendance were Tim Shaw and Brandon Carson; Eric Banks representing Stiffler McGraw, and Betty Robertson, recording secretary. Members absent were Dodie Amigh, due to illness and Palmer Brown.

A motion was entered by Brandon Carson to approve the minutes from the Annual Organization Meeting of January 14, 2020. The motion was seconded by Tim Shaw and passed with three yes votes.

A motion was entered by Brandon Carson to approve the minutes from the Regular Monthly Meeting of January 14, 2020. The motion was seconded by Tim Shaw and passed with three yes votes.

No new information was received on behalf of the **J119-Frankstown Communications Tower Land Development Plan**, as submitted by Alberto Diaz of GPD Group.

Brandon Carson made a motion to **recommend tabling** the **J119-Frankstown Communications Tower Land Development Plan**. Tim Shaw seconded the motion. The motion to **recommend tabling** the **Tower Plan** passed with three yes votes. The current municipal review period will end on February 19, 2020.

Adam Long of Keller Engineers presented the **Barnhart Final Land Development Plan**, explaining that the Barnhart family wishes to construct two homes on the Barneywood campus. The Subdivision was approved in the spring of 2019. The NPDES Permit is granted. The developer is to work out the sewer design with the Blair Township Water and Sewer Authority. Eric Banks explained that there are comments to be addressed, including, but not limited to; BCPC review, BTWSA review and approval of the sanitary sewer extension plans, a cost estimate and financial security posting, among other comments as outlined on the Stiffler McGraw review letter dated January 14, 2020. The developer is requesting a waiver to §350-41.E to allow grading within three feet of a property line. It was noted that the affected adjoining property lines are located within the Barneywood campus property.

Dodie Amigh made a motion to recommend approval of the waiver request to §350-41.E. Brandon Carson seconded the motion. The motion to recommend **approving** the **waiver to §350-41.E to allow grading within three feet** of a property line passed with a unanimous vote.

Dodie Amigh made a motion to recommend tabling the Barnhart Land Development Plan. Brandon Carson seconded the motion. The motion to **recommend tabling** the **Barnhart Final Land Development Plan** passed with a unanimous vote. The municipal review period will end on March 14, 2020.

Chairman Ventre called for any other business.

Joe Crossman addressed the Commission presenting a copy of the recorded **Pleasant View Phase 6 Plan**. Mr. Crossman indicated that the property would be better served for development if the lot lines were modified. His focus was mainly on modifying Lots 8 & 9. Following a lengthy discussion, it was determined that an engineer would be best to determine what would and would not be doable in conjunction with the SALDO. Eric Banks was given a copy of the Pleasant View deck sheet with Mr. Crossman's outline of possible suggestions. No recommendation or determination was made. Mr. Crossman requested a copy of the Developer's Agreement for Pleasant View Phase 6.

**see footnote.

The February Monthly Meeting will be held on Monday, February 3rd, 2020 at 7:00 P.M.

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

The meeting adjourned at 7:58 P.M.

Dodie Amigh
Secretary

**Following conversation with Eric Banks, the attached was forwarded to Joe Crossman via email on 01/15/2020.

Hi Joe,

Following a discussion with our engineer, it was determined that you would be best served to present a sketch plan indicating the lot line changes, driveway considerations, etc. that you had discussed last evening. There are too many variables to be considered for our engineer to determine what would and wouldn't conform with the SALDO requirements.

Section 350-12 of the SALDO outlines the requirements to submit the sketch plan.

Following receipt of the sketch plan our engineer will begin the review process for your project.

You are always welcome, as last evening, to address your ideas before the Supervisors, but any degree of formal review/advise would require a formal sketch plan submittal.

Thank you,
Betty