

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE MAY 04, 2020 MEETING

Due the COVID-19 Pandemic, this meeting was, and future meetings will be, conducted via conference calling. All attendees must call the number provided to enter the meeting. No physical/face-to-face attendance is permitted.

Chairman Ted Ventre called the meeting to order at 7:00 p.m.

The following were in attendance via teleconferencing bridge: Chairman Ted Ventre; Dodie Amigh; Tim Shaw and Brandon Carson. Eric Banks, PE, of Stiffler, McGraw & Associates and recording Secretary Betty Robertson. Palmer Brown did not attend. Visitors to the meeting included Jeff Holtzinger (Pleasant View Phase 6), Amy Hite (Longshadow Builders, LLC) and Supervisor Edward Silvetti. Each teleconference attendee stated their name clearly for the record.

A motion was entered by Brandon Carson to approve the minutes from the Regular Monthly Meeting of February 02, 2020. The motion was seconded by Dodie Amigh and passed with a unanimous vote.

Eric Banks reviewed the **Leatherman & Clapper Side Lot Addition Plan** as submitted by Todd Beiswenger of Young & Associates. He referenced the Stiffler McGraw review letter of April 17, noting that a revised plan was submitted and that the review comments were addressed. The Supervisors approved the two waiver requests (plan scale and contour lines) at their April meeting.

Dodie Amigh made a motion to recommend conditional approval of the Leatherman & Clapper Side Lot Addition Plan, pending the owner's signatures on the plan. Tim Shaw seconded the motion. The motion to **recommend conditional approval** of the **Leatherman & Clapper Side Lot Addition Plan** passed with a unanimous vote. The municipal review period will end on July 18, 2020.

Eric Banks reviewed the **Longshadow Builders, LLC Non-building Subdivision Plan** as submitted by Gerald Pastva, P.L.S. He noted that the subdivision is located on Reservoir Road. The Supervisors approved two waiver requests (plan scale and contour lines) at their April meeting. Eric stated that developers are not allowed using the Non-build exemption to defer sewage planning. He noted that the subdivision is in an on lot septic area and that two of the existing properties located within the subdivision are reported by S.E.O., Luke Helsel to have malfunctioning systems. The malfunctioning systems are required to be repaired or relocated prior to the plan moving forward.

Amy Hite, realtor representing the developer, stated that public sewage is being looked in to by the developer. Supervisors' Chairman Silvetti commented that he feels the developer has the cart before the horse, questioning why it is before the Board before the necessary sewage planning activity has taken place.

Chairman Ventre commented that he intends to confirm the intention of the Blair Township Water & Sewer Authority's plan to extend coverage to the Reservoir Road area at their May meeting. There is a design build for the public sewage plan, the delay in building the infrastructure is due to the cost and is pending BTWSA Board approval.

Discussion indicated that the developer has parcels advertised on Zillow, pre-subdivision approval. Ms. Hite stated that she was not aware of the advertisement on Zillow. Due to the public advertisement, Dodie Amigh and Betty Robertson have received inquiries referencing the Reservoir Road property.

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Dodie Amigh made a motion to recommend tabling the Longshadow Builders, LLC Subdivision Plan. Tim Shaw seconded the motion. The motion to **recommend tabling** of the **Longshadow Plan** passed with a unanimous vote. The municipal review period will end on July 18, 2020.

Eric Banks reviewed the **Mezzy Court Subdivision Plan** as submitted by Todd Beiswenger of Young & Associates. He noted that the property is in the Pleasant View Development off Hamer Drive. The subdivision will create three lots and adjust the lot line on the adjoining Doliveira property. Eric noted that the comments of the Stiffler McGraw letter of April 10th have not been addressed by the developer. He outlined many of the comments, focusing on the amount of land disturbance and the possible need for an NPDES permit. Concerning the number of homes accessing the shared driveway, Eric noted that the access is already supporting a residence, with another residence in the process of being constructed. The Ordinance specifies no more than four lots can access the same driveway; the plan indicates there would be a total of five. The Blair County Planning Commission Review is received.

The Supervisors approved the waiver request to the drawing scale and tabled the Mezzy Court plan at their April meeting.

Dodie Amigh made a motion to recommend tabling the Mezzy Court Subdivision Plan, conditional on the Stiffler McGraw review comments being addressed by the developer. Tim Shaw seconded the motion. The motion to **recommend tabling** of the **Mezzy Court Subdivision Plan** passed with a unanimous vote. The municipal review period will end on July 18, 2020.

Jeff Holtzinger addressed the Commission, first referencing the **Mezzy Court Subdivision**. He noted that the Planning Modules for the Pleasant View Phase 6 subdivision included the Mezzy Court parcels.

Mr. Holtzinger introduced the **Pleasant View Phase 6 Lot Line Adjustment Plan**. He explained his desire to adjust the lot lines between parcel 3 and 4, parcel 2 and 5 and parcel 5 and 8. This is proposed in order to create a better view, making the lots more sellable. Eric Banks did not have time to review the submission prior to this evening's meeting. The BCPC review was not received to date. Mr. Holtzinger stated that the proposed lot line adjustments would not impact the Phase 6 infrastructure or the alignment of the recorded shared driveway, noting that lot 8 has its own driveway and does not access the common driveway.

Dodie Amigh made a motion to table the Pleasant View Phase 6 Lot Line Adjustment Plan, pending receipt and review of the Stiffler McGraw review comments and the BCPC comments. Brandon Carson seconded the motion. Mr. Holtzinger commented that he would have his surveyor, Horace McAnuff add a signature block to the plan. The motion to **table** the **Pleasant View Phase 6 Lot Line Adjustment Plan** passed with a unanimous vote.

Chairman Ventre called for any other business. No other business was presented.

The June Monthly Meeting will be held on Monday, June 1st, 2020 at 7:00 P.M.

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

The meeting adjourned at 7:34 P.M.

Dodie Amigh
Secretary