

**BLAIR TOWNSHIP PLANNING COMMISSION**

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

**MINUTES OF THE FEBRUARY 07, 2022, MEETING**

Chairman Ted Ventre called the meeting to order at 6:00 p.m.

Commission members in attendance were Dodie Amigh, Tim Shaw, and Brandon Carson.

Eric Banks, P.E., Stiffler McGraw, and Recording Secretary Betty Robertson attended. Blair Township Supervisor Paul Amigh, II, attended as a visitor.

A motion was made by Brandon Carson and seconded by Dodie Amigh to approve the minutes of the Annual Organization Meeting held on January 10<sup>th</sup>, 2022. The motion passed with a unanimous vote.

A motion was entered by Dodie Amigh to approve the minutes from the Regular Monthly Meeting of January 10, 2022. The motion was seconded by Brandon Carson and passed with a unanimous vote.

Chairman Ventre stated that the **Longshadow Builders LLC & 26 Stonestand LLC, Reservoir Road Preliminary Subdivision Plan** developer has not responded to the Township Engineer's review comments of December 16, 2021.

Tim Shaw made a motion to recommend tabling the **Longshadow Builders LLC & Stonestand LLC Subdivision Plan**. Dodie Amigh seconded the motion. The motion to recommend tabling the plan passed with a unanimous vote. The municipal review period will end on March 19, 2022.

Eric Banks introduced the **Knab Lot Line Relocation/Merger** as prepared by Andy Ebersole, P.E., of Keller Engineers. The property is located on Chimney Rocks Road and consists of three adjoining parcels, being reconfigured into Lot A and Lot B. The access easement will remain in place. No construction is planned for the site. A waiver to §350-22. B (2) requiring contour lines to be shown on the plan, is requested. The municipal review period will end on May 13, 2022.

Tim Shaw entered a motion to recommend approval of the waiver request. Brandon Carson seconded the motion. The motion to **approve the waiver to §350-22. B (2)** of the Subdivision and Land Development Ordinance passed with a unanimous vote.

A motion was made by Tim Shaw and seconded by Brandon Carson to recommend **approval** of the **Knab Lot Line Relocation/Merger plan**. The motion to recommend approval passed with a unanimous vote.

Eric Banks introduced the **Mattern Woods Subdivision** plan as prepared by John Sepp, P.E., of Penn Terra Engineering on behalf of the developer, Jeff Long. This is a 22-acre parcel. The subdivision proposes 14-single family homes. The property fronts on Newry Lane and Peachdale Lane. Numerous comments are outlined in the Stiffler McGraw review letter dated January 31, 2022. A lengthy conversation took place among the Commission members. Concerns surfaced about the responsibility of acquiring PA DOT HOPs due to the sight distance and steep terrain. The necessary Chapter 105 Permits were discussed. The probability of an NPDES Permit, due to the amount of earth disturbance, as well as the need for a formal Stormwater plan was discussed. The developer shall complete either a Sewage Facility Planning Module or Module Exemption for DEP approval.

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Tim Shaw made a motion to **recommend** that the **developer** be **responsible** for acquiring the individual **PA DOT HOP Permits**, the **Chapter 105 Permits** that are required to install the sanitary sewer main and laterals, and to provide a **stormwater runoff plan**. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

Tim Shaw made a motion to **recommend tabling** the **Mattern Woods Subdivision**. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

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

The next Blair Township Planning Commission' Monthly Meeting will be held on Monday, March 07, 2022, at 6:00 p.m.

Dodie Amigh entered a motion to adjourn this evening's meeting. The motion was seconded by Brandon Carson and approved unanimously.

The meeting adjourned at 6:25 P.M.

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Dodie Amigh  
Secretary