

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE JUNE 06, 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 Chris Kriedler. Brandon Carson was absent.

Eric Banks, P.E., Stiffler McGraw, and Recording Secretary Betty Robertson attended. Visitors included Blair Township Supervisor Paul Amigh, II, Charles Colony, PLS, representing the Henry Subdivision, John Castle representing Mezzy Court Subdivision, Steve Michelone and Brian Quarello (visitors / Henry Subdivision).

Tim Shaw made a motion to approve the minutes from the Regular Monthly Meeting of March 07, 2022. The motion was seconded by Chris Kriedler and passed with a unanimous vote.

The developer of the **Longshadow Builders LLC & 26 Stonestand LLC, Reservoir Road Preliminary Subdivision Plan** has not responded to the Township Engineer's review comments of December 16, 2021. The DEP and the Blair County Conservation District rejected the NPDES Permit submission. The NPDES Permit was withdrawn. The municipal review period will expire June 22, 2022.

Tim Shaw made a motion to recommend rejecting the **Longshadow Builders LLC & Stonestand LLC Subdivision Plan**. Chris Kriedler seconded the motion. The motion to recommend rejecting the plan passed with a unanimous vote.

Mattern Woods Subdivision plan as prepared by John Sepp, P.E., of Penn Terra Engineering on behalf of the developer, Jeff Long. Numerous engineering comments were outlined in the Stiffler McGraw review letter dated January 31st and the follow up letter of February 8th, the comments have not been addressed. The municipal review period will end on August 16, 2022.

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

Eric Banks introduced the **Mezzy Court Subdivision & Side Lot Addition plan** as prepared by Todd Beiswenger of Young & Associates on behalf of John Castle. This is a 3-lot subdivision off Hamer Drive. The developer is requesting a waiver to Section 350-24 plan scale. Eric referenced the review letter of May 3rd. A Sewage Facility Planning Module or Planning Module Exemption needs to be submitted and approved by DEP. The BTW&SA is required to review and approve any proposed public water and/or sanitary sewer facilities. Due to the earth disturbance area an NPDES Permit may be required. A Shared Driveway Maintenance Agreement is needed, Mr. Castle presented a draft maintenance agreement for the Township Solicitor's review. The municipal review period will end on August 13, 2022.

Tim Shaw made a motion to **recommend approving** the **waiver** to **Section 350-24**, plan scale. Chris Kriedler seconded the motion. The motion passed with three yes votes. Dodie Amigh abstained due to late entrance to the meeting.

Tim Shaw made a motion to **recommend tabling** the **Mezzy Court Subdivision & Side Lot Addition plan**. Chris Kriedler seconded the motion. The motion passed with three yes votes. Dodie Amigh abstained.

Eric Banks introduced the **Wilbur and Evelyn Henry Subdivision** plan as prepared by Charles M. Colony, P.L.S. The property is located off Chimney Rocks Road. It consists of two parcels being subdivided into three. There are three existing homes, all served by one well. An existing pavilion and shed are within the 15-foot side setback. The developer is requesting a waiver to Section 350-36.C, setback encroachment. Scenarios were discussed with reference to the well situation. Section 350-45. E. requires each lot in a subdivision to be provided its own individual water supply system. Eric suggested that the applicant post financial security for the costs associated with materials and labor involved in drilling the new wells along with the costs associated with capping the existing waterline, as per Section 350-16. B of the Ordinance. The option of a Shared Well Agreement was discussed but was rejected.

Chairman Ventre made a motion to approve the waiver to **Section 350-36. C. side setback encroachment**. Dodie Amigh seconded the motion. The motion to **approve** the waiver passed with a unanimous vote.

Tim Shaw made a motion to **recommend conditionally approving** the **Wilbur and Evelyn Henry Subdivision** plan in accordance with the Stiffler McGraw review letter of June 6, 2022, requiring financial security for two wells and the decommissioning. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

Chairman Ventre called for other business.

The next Blair Township Planning Commission' Monthly Meeting will be held on Monday, July 11, 2022, at 6:00 p.m.

Tim Shaw entered a motion to adjourn this evening's meeting. The motion was seconded by Chris Kriedler and approved unanimously.

The meeting adjourned at 6:35 P.M.

Dodie Amigh
Secretary