

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE JULY 11, 2022 MEETING

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

Commission members in attendance were Tim Shaw and Chris Kriedler. Dodie Amigh and Brandon Carson was absent.

Eric Banks, P.E., Stiffler McGraw, and Recording Secretary Betty Robertson attended. BTW&SA Manager, Tim McGaw attended.

Tim Shaw made a motion to approve the minutes from the Regular Monthly Meeting of June 06, 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 municipal review period will end on September 25, 2022.

Tim Shaw made a motion to recommend tabling the **Longshadow Builders LLC & Stonestand LLC Subdivision Plan**. Chris Kriedler seconded the motion. The motion 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. The developer has not responded to the Township Engineer's review comments of February 8th. 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.

The **Mezzy Court Subdivision plan** as prepared by Todd Beiswenger of Young & Associates on behalf of John Castle. Tim McGaw (BTWSA) discussed the water/sewer connections, as presented in the plan. He compared them to the original subdivision (Pleasant View; Phase 4A, 4B, &5), noting that the original plan had ten lots; this plan has three. He discussed the connections needed to provide the sewer and water to the proposed parcels. The municipal review period will end on August 13, 2022.

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 a unanimous vote.

Eric Banks introduced the **Leighty/Olechovski Lot Line Relocation** plan as prepared by Andrew Ebersole of Keller Engineers. The parcels are located near Dunning's Highway, partially in Blair Township and Freedom Township. The purpose of the lot line relocation is to bring both parcels into Clean and Green compliance. Freedom Township has elected to defer the review to Blair Township. This is a non-build plan. The developer is requesting a waiver to Section 350-30. G: Crossing Municipal Boundaries and to Section 350-22: plan scale.

Tim Shaw made a motion to **recommend approval and endorsement of the Non-build Waiver**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote.

Minutes July 11, 2022
Blair Township Planning Commission

Tim Shaw made a motion to **recommend approval** of the **Waiver to Section 350-30. G, Crossing Municipal Boundaries**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote.

Tim Shaw made a motion to **recommend approval** of the **Waiver to Section 350-22, Plan Scale**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote.

Tim Shaw made a motion to **recommend approval of** the **Leighty/Olechovski Lot Line Relocation** plan. Chris Kriedler seconded the motion. The motion passed with a unanimous vote.

Eric Banks gave a brief introduction of the **McKibbin Enterprises, LLC, Lot Merge** plan. The property is located on East View Street and consists of twelve contiguous parcels. The intent is to merge the parcels into one. No action is necessary, no municipal review clock has started.

Update: Wilbur and Evelyn Henry Subdivision plan as prepared by Charles M. Colony, P.L.S. Financial Security in the amount of \$13,282.50 for the construction of a well on Parcel D is in place. The subdivision plan is signed by the owner, Evelyn Henry. The Shared Well Maintenance Agreement for Parcels B & C remains outstanding.

No action is necessary. The **Henry Subdivision** plan was conditionally approved by the Blair Township Planning Commission at their June 6th meeting and by the Board of Supervisors at their June 14th meeting.

Chairman Ventre called for other business.

The next Blair Township Planning Commission' Monthly Meeting will be held on Monday, August 01, 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 6:30 P.M.

Dodie Amigh
Secretary