

**BLAIR TOWNSHIP PLANNING COMMISSION**

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

**MINUTES OF THE AUGUST 01, 2022 MEETING**

Chairman Ted Ventre called the meeting to order at 6:00 p.m. and led the Commission in the salute to the flag.

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

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

Dodie Amigh made a motion to approve the minutes from the Regular Monthly Meeting of July 11, 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.

Dodie Amigh 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.

Dodie Amigh 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. Chairman Ventre indicated that Tim McGaw (BTWSA) discussed the water/sewer connections, as well as the extension of the waterline and the flag lot access with the developer. The municipal review period will end on August 13, 2022.

Dodie Amigh 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 **Hummingbird Day Care Facility Land Development plan** as prepared by Elizabeth Heggi of P. Joseph Lehman. The plan is submitted as a combination day care and office facility. A discussion took place covering stormwater, fencing, parking and pipe responsibility. The developer is requesting a waiver to the curbing requirement. The Commission members indicated concerns with the need for curbing to the south side of the parking lot to prevent someone from backing into the channel along Patchway Road. Sidewalks are suggested. Drop off and pick up patterns for the children need to be defined. Eric will reach out to the engineer for further information.

Dodie Amigh made a motion to **approve** the waiver request from **Section 350-45. B, providing curbing**. Chris Kriedler seconded the motion. The motion to approve the waiver request passed with a unanimous vote.

Dodie Amigh made a motion to **recommend tabling the Hummingbird Day Care Facility Land Development plan**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote. The municipal review period will end on November 12, 2022.

Eric Banks introduced the **McKibbin Enterprises, LLC Lot Merge plan** as prepared by Andrew Ebersole of Keller Engineers. The property is located on East View Street (TR605) and consists of 12 contiguous parcels. The goal is to merge all the parcels into one 3.186 parcel. If merged, TR605 would divide the parcel. Two options could be considered, the Township abandon a portion of the roadway, or two separate tax parcels could be created as opposed to one.

Dodie Amigh made a motion to **recommend approval and endorsement of the McKibbin Non-build Declaration**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote.

Dodie Amigh made a motion to **recommend tabling the McKibbin Enterprises, LLC Lot Merge plan**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote. The municipal review period will end on November 12, 2022.

Eric Banks introduced the **Ronald & Maureen Leighty Minor Subdivision plan** as prepared by Andrew Ebersole of Keller Engineers. This is a non-build plan. The developer is requesting a waiver to Section 350-22: plan scale. The parcel is being divided into two qualifying Clean & Green parcels. The municipal review period will end on November 12, 2022.

Dodie Amigh 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.

Dodie Amigh 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.

Dodie Amigh made a motion to **recommend approval of the Leighty Minor Subdivision plan**. Chris Kriedler seconded the motion. The motion passed with a unanimous vote.

Chairman Ventre called for other business.

Due to the Labor Day Holiday, the next Blair Township Planning Commission' Monthly Meeting will be held on Monday, September 12, 2022, at 6:00 p.m.

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

The meeting adjourned at 6:40 P.M.

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Dodie Amigh  
Secretary