

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE MONTHLY MEETING MAY 6, 2024

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

Commission members in attendance were Dodie Amigh, Tim Shaw, Chris Kriedler, and Theresa Gillie.

Chris Dutrow representing Stiffler McGraw and Recording Secretary Kami Bilek attended. Other visitors were Joe Makander and Dave Lee regarding Greendown Acres project.

Theresa Gillie made a motion to approve the minutes of the Regular Monthly Meeting of March 4, 2024. Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

The **Greendown Acres Site Expansion plan** as presented by Clearwell Engineering was discussed. The developer presented a preliminary sketch plan to the Township showing the expansion of the existing community, extending the private entrance road, and adding additional manufactured homes. The Engineer indicated that the property has its own on-site water source and explained that the well system will be upgraded to accommodate the additional lot sites and they expect to tap into public sewer. Engineer Chris Dutrow from Stiffer-McGraw provided comments in response to the preliminary application and sketch plan. Chris explained that based on his preliminary review the project appears to be in accordance with Blair Township Land Development Ordinances. He also commented that the proposed lots fall outside the floodway but are still contained within the flood plain. He stated that the developer will need to comply with flood plain ordinances and provide elevation certificates both before and after completion of the project. Chris noted that the developer may be required to receive a chapter 105 DEP Permit to comply with the Blair Township stormwater ordinance. A waiver of the front roadway setback is being requested, decreasing the setback from 35 feet to 15 feet to continue a 35' buffer. Chris recommended an increase of the parking pads in front of each of the lots from 24' to 27' to allow for three nine-foot pads, which would then accommodate for the reduction of the setbacks with limited impact. After discussion, Joe Makander stated that he plans to proceed with providing land development plans, taking into consideration all the changes requested.

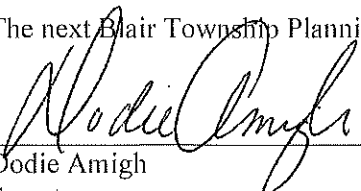
Tim Shaw made a motion to **recommend tabling the Greendown Acres Site Expansion plan**. Theresa Gillie seconded the motion. The motion passed with a unanimous vote.

Pam Illig from Stiffler McGraw had submitted a request to the Township regarding the **Brentwood/Penn Farms Flood Mitigation Grant** to be submitted. She requested that Chairman Ted Ventre sign a letter of support for the project, to be sent along with the Grant application.

Theresa Gillie made a motion to **approve signing a letter of support** to be sent with the Brentwood/Penn Farms Flood Mitigation Grant application. Tim Shaw seconded the motion. The motion passed with a unanimous vote.

Chairman Ted Ventre called for other business. Dodie Amigh stated that the Township Road Crew has done a phenomenal job with cleaning up the Mountain Home Community Park. There being no additional business, Chairman Ventre called for a motion to adjourn. Tim Shaw made a motion to adjourn. Theresa Gillie seconded the motion. The motion passed with a unanimous vote. The meeting was adjourned at 6:24 p.m.

The next Blair Township Planning Commission Meeting will be held on Monday, June 3, 2024 at 6:00 p.m.



Dodie Amigh
Secretary