

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE MONTHLY MEETING AUGUST 5, 2024

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

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

Todd Holes representing Stiffler McGraw and Recording Secretary Kami Bilek attended. Visitor present was Blair Township Board of Supervisors' Chairman, Paul Amigh.

Tim Shaw made a motion to approve the minutes of the Regular Monthly Meeting of July 1, 2024. Chris Kriedler seconded the motion. The motion passed with four (4) yes votes.

The Dollar General preliminary plan as prepared by the Larson Design Group. The property is located at 16474 Dunnings Highway, Duncansville. Preliminary plans and SALDO Application have been submitted. The developer is requesting a waiver to Ordinance Section 350-48: Parking Spaces, reducing the number of spaces from 54 to 35. Robert McCollim submitted a letter from the Dollar General design team explaining the reasoning behind the number of parking spaces, stating that fewer than 50 percent of parking spaces are filled at most locations. Eric is in favor of the Planning Commission recommending approval to the Parking Space waiver.

Tim Shaw made a motion to **recommend approval of Waiver to Ordinance Section 350-48: Parking Spaces**. Chris Kriedler seconded the motion. The motion passed with four (4) yes votes.

Eric Banks reported that there are still items that need to be addressed by the developer as outlined in the Stiffler McGraw review letter dated June 28, 2024. He recommends tabling the plan.

Dodie Amigh made a motion to **recommend tabling the Dollar General plan**. Tim Shaw seconded the motion. The motion passed with four (4) yes votes.

The **Greendown Acres Site Expansion sketch plan** as presented by Clearwell Engineering was discussed. Eric Banks reported that no new information has been received.

Chris Kriedler made a motion to **recommend tabling the Greendown Acres Site Expansion sketch plan**. Tim Shaw seconded the motion. The motion passed with four (4) yes votes.

The Robertson/Weber preliminary/final subdivision plan as prepared by Keller Engineers has been submitted. The proposed subdivision is located along Reservoir Road. The proposed subdivision is part of the Blair Township Sanitary Sewer Expansion Project. Eric Banks reported that a review letter had been submitted on July 9, 2024. No new information has been received to date. Eric recommends tabling the plan.

Dodie Amigh made a motion to **recommend tabling the Robertson/Weber Preliminary/Final Land Development plan**. Tim Shaw seconded the motion. The motion passed with four (4) yes votes.

The Kern preliminary/final subdivision plan as prepared by Keller Engineers has been submitted. The proposed subdivision is located along Reservoir Road. The proposed subdivision is part of the Blair Township Sanitary Sewer Expansion Project. Eric Banks reported that a review letter had been submitted on July 9, 2024. No new information has been received to date. Eric recommends tabling the plan pending additional information and waiver submission.

Dodie Amigh made a motion to **recommend tabling the Kern Preliminary/Final Land Development plan**. Chris Kriedler seconded the motion. The motion passed with four (4) yes votes.

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Chairman Ted Ventre called for other business and there was none. Chairman Ventre called for a motion to adjourn. Dodie Amigh made a motion to adjourn. Chris Kriedler seconded the motion. The motion passed with a unanimous vote. The meeting was adjourned at 6:45 p.m.

The next Blair Township Planning Commission Meeting will be held on Monday, September 9, 2024 at 6:00 p.m.

Kami Bilek
Recording Secretary