

**BLAIR TOWNSHIP PLANNING COMMISSION**

375 Cedarcrest Drive  
DUNCANSVILLE, PA 16635

**AGENDA – MONTHLY MEETING OF SEPTEMBER 9, 2024 @ 6:00 p.m.**

**FLAG SALUTE**

Attendance: T. Ventre \_\_\_\_\_ D. Amigh \_\_\_\_\_ T. Shaw \_\_\_\_\_ C. Kriedler \_\_\_\_\_ T. Gillie \_\_\_\_\_  
E. Banks \_\_\_\_\_ K. Bilek \_\_\_\_\_

Other Visitors to Meeting:

---

Minutes of the Regular Monthly Meeting of August 5, 2024

MOTION: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

---

01. Dollar General as prepared by Larson Design Group. The proposed project is located at 16474 Dunnings Highway, Duncansville. The Department of Environmental Protection Agency has submitted their review letter and has found that the project is exempt from the requirement to revise the official plan for new land development. A response letter and additional information was submitted to the Township in response to the Stiffler McGraw review letter of June 28, 2024. The developer is requesting a Waiver to Ordinance Section 350-45.B: Curbs and Section 350-45.H: Landscaping spacing.

Action on **Dollar General Store** plan:

MOTION: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance Section 350-45.B: Curbs:**

MOTION: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance Section 350-45.H: Landscaping Spacing:**

MOTION: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

---

02. Dollar General Final Subdivision plan as prepared by Larson Design Group was submitted. The proposed subdivision is a minor subdivision located at 16474 Dunnings Highway.

Action on **Dollar General Store Final Subdivision** plan:

MOTION: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

---

03. Kandko, LLC Lot Line Relocation plan as prepared by Keller Engineers has been submitted to the Township Office for review. The proposed lot line relocation is located at 580 N. Park Ln. Duncansville. The Blair Planning Commission has reviewed the plan and has found it to be consistent with countywide planning efforts. The developer has submitted a request for Waiver of Ordinance Section 350-22: Plan Scale. Stiffler McGraw submitted their review letter on August 7, 2024. The Municipal review period will end on November 16, 2024.

Action on **Kandko, LLC Lot Line Relocation:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-22: Plan scale:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

---

04. The Robertson/Weber Preliminary/Final Subdivision as prepared by Keller Engineers has been submitted. The proposed subdivision is part of the Blair Township Sanitary Sewer Expansion project and is located along Reservoir Road. A waiver request of plan scale, road/street frontage, lot size, building setback lines, and easements was submitted. Stiffler McGraw submitted their review letter on July 9, 2024.

Action on **Waiver of Ordinance 350-22: Plan scale:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-36 A.1: Road/Street Frontage:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-36 B: Lot Size:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-22 A.17: Building Setback Lines:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-37 A & B: Easements:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Robertson/Weber Preliminary/Final Subdivision plan.**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

---

05. The Kern Preliminary/Final Subdivision as prepared by Keller Engineers has been submitted. The proposed subdivision is part of the Blair Township Sanitary Sewer Expansion project and is located along Reservoir Road. A waiver request of road/street frontage, lot size, building setback lines, and easements was submitted. Stiffler McGraw submitted their review letter on July 9, 2024.

Action on **Waiver of Ordinance 350-36 A.1: Road/Street Frontage:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-36 B: Lot Size:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-22 A.17: Building Setback Lines:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Waiver of Ordinance 350-37 A & B: Easements:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Kern Preliminary/Final Subdivision plan.**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

06. Paul H. Snowberger Non-Build Subdivision plan as prepared by Martin Biesinger of Geotech, Inc. has been submitted. Review fees have been paid and the plan has been submitted to Blair County Planning Commission for review. The property is located at 262 River Road Hollidaysburg. The developer is requesting a waiver to Ordinance Section 350-22.B.(2): Ground Contour elevation. Stiffler McGraw has submitted their review letter dated August 27, 2024.

Action on **Snowberger Subdivision Waiver to Section 350-22.B.(2):**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **signing Planning Waiver & Non-Build Declaration:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Action on **Snowberger Subdivision plan:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

07. Harvest Glen Subdivision Stormwater Management Plan Addendum as prepared for S&A Homes by Stiffler McGraw has been submitted to the Township. The addendum is for a proposed expansion of an existing stormwater basin within the Harvest Glen development.

Action on **Harvest Glen Subdivision SWM plan addendum:**

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Other Business:

The next Blair Township Planning Commission Meeting is scheduled for Monday, September 9, 2024 at 6:00 p.m.

Motion to Adjourn.

MOTION: \_\_\_\_\_SECONDED: \_\_\_\_\_VOTE: \_\_\_\_\_

Time: \_\_\_\_\_ P.M.