

## BLAIR TOWNSHIP PLANNING COMMISSION

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

### MINUTES OF THE MONTHLY MEETING SEPTEMBER 9, 2024

Dodie Amigh called the meeting at 6:00 p.m.

Commission members in attendance were Dodie Amigh, Chris Kreidler, and Theresa Gillie. Chairman Ted Ventre and Tim Shaw were absent.

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

Chris Kreidler made a motion to approve the minutes of the Regular Monthly Meeting of August 5, 2024. Theresa Gillie seconded the motion. The motion passed with three (3) 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. Eric reminded the Commission members that the developers had submitted a waiver of sidewalks ordinance and stated that the Board of Supervisors rejected that waiver request. The resubmitted plan shows sidewalks along the frontage and is showing a retention pond and landscape buffering. Eric reported that the developer is requesting additional waivers to Ordinance Section 350-45.B: Curbs, and Section 350-45.H: Landscape spacing. They are requesting a waiver to curbing based on the slope of the parking lot, which allows drainage away from the building and off the parking lot into the proposed pond, and the lot will have landscaping along the edge, which will eliminate uncontrolled access. Eric stated that he finds no issue with approving the Waiver to curbs. The second waiver is to spacing of landscaping. Originally the developer proposed six (6) foot spacing. The Ordinance requires three (3) foot spacing. Eric states that he has no issue with the waiver of three (3) feet, but states that he feels six (6) feet of space is too big. Eric reported that the developer plans to put arborvitae bushes in that area, and he recommends five (5) foot spacing. Eric stated that he has not been able to review the most recent resubmission to date and stated that there are some items on the Stiffler McGraw review letter of June 28, 2024 that need addressed. Eric recommends conditional approval of the plan pending all comments on the Stiffler McGraw review letter being addressed.

Theresa Gillie made a motion to **recommend approval of Waiver to Ordinance Section 350-45.B: Curbs**. Chris Kriedler seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend approval of Waiver to Ordinance Section 350-45.H: Landscaping Spacing, increasing the distance from three (3) feet to five (5) feet**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Chris Kreidler made a motion to **recommend conditional approval of the Dollar General plan**, pending all comments are addressed from the Stiffler McGraw review letter. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

**The Dollar General Store Final Subdivision plan** as prepared by Larson Design Group was submitted for review. Eric stated that the lot that is being developed is horseshoe shaped. The proposed subdivision is located at the site of the Dollar General land development project. The property owner and developer propose to add a line to split off a parcel owned by Stephen Roberts and convey it to Dollar General. Eric reported that the Blair County Planning Commission needs to review the plan and there are a couple plan items that need to be added, and the residual part of the lot will need ground contours and existing utilities added to the plan. Eric recommends either conditional approval or tabling the plan until the Engineers comments have been addressed.

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Theresa Gillie made a motion to **recommend conditional approval of the Dollar General Store Final Subdivision plan** pending all comments are addressed from the Stiffler McGraw review letter. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

The **Kandko, LLC Lot Line Relocation plan** as prepared by Keller Engineers was discussed. The proposed Lot Line Relocation is located at 580 N. Park Ln. Duncansville. The Blair Planning Commission has reviewed the plan and found it to be consistent with county-wide 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. Eric Banks stated that he takes no exception to the request for waiver of plan scale and stated that he recommends conditional approval pending items from the review letter are addressed.

Theresa Gillie made a motion to recommend approval of **Waiver to Ordinance No. 350-22: Plan Scale**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend approval of the Kandko LLC Lot Line Relocation plan**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

The Robertson/Weber Preliminary/Final Subdivision plan 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. Waivers for plan scale, road/street frontage, lot size, building setback lines, and easements were submitted. Stiffler McGraw submitted their review letter on July 9, 2024. Eric Banks reported that the project is to separate a parcel of land to house a pump station and a twenty-five (25) foot easement to the parcel. He stated that the request for the waivers on road frontage, lot size, building setback lines, and easements are due to the small lot size, and stated that he has no exceptions to any of the requests.

Chris Kreidler made a motion to **recommend approval of Waiver of Ordinance No. 350-22: Plan Scale**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend approval of Waiver of Ordinance No. 350-36 A.1: Road/Street Frontage**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Chris Kreidler made a motion to **recommend approval of Waiver of Ordinance No. 350-36 B: Lot Size**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend approval of Waiver of Ordinance No. 350-22 A.17: Building Setback Lines**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Chris Kreidler made a motion to **recommend approval of Waiver of Ordinance No. 350-37 A&B: Easements**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend conditional approval pending answers from the engineer's comments in the Stiffler McGraw letter dated July 9, 2024 being addressed**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

The Kern Preliminary/Final Subdivision plan 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. Waivers for road/street frontage, lot size, building setback lines, and easements were submitted. Stiffler McGraw submitted their review letter on July 9, 2024. Eric Banks reported that the project is to separate a parcel of land to house a pump station and a twenty-five (25) foot easement to the parcel. He stated that the request for the waivers on road frontage, lot size, building setback lines, and easements are due to the small lot size, and stated that he has no exceptions to any of the requests.

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Theresa Gillie made a motion to **recommend approval of Waiver of Ordinance No. 350-36 A.1: Road/Street Frontage**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Chris Kreidler made a motion to **recommend approval of Waiver of Ordinance No. 350-36 B: Lot Size**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend approval of Waiver of Ordinance No. 350-22 A.17: Building Setback Lines**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Chris Kreidler made a motion to **recommend approval of Waiver of Ordinance No. 350-37 A&B: Easements**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend conditional approval pending answers from the engineer's comments in the Stiffler McGraw letter dated July 9, 2024 being addressed**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

The 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 the 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 Contours. Eric stated that this plan had been submitted previously but was denied to the developer not submitting a waiver request prior to the review period ending. Eric reported that the Blair Planning Commission had reviewed the previous plan, and he does not feel it is necessary to wait for a review of the plan. Eric stated that since the plan is a non-build plan, he takes no exceptions to the waiver request.

Chris Kreidler made a motion to **recommend approval of Waiver to Section 350-22.B(2): Ground Contours**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend signing the Planning Waiver and Non-Build Declaration**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

Theresa Gillie made a motion to **recommend conditional approval of the Non-Build Subdivision plan pending DEP approval of the non-build declaration**. Chris Kreidler seconded the motion. The motion passed with three (3) yes votes.

**The Harvest Glen Subdivision Stormwater Management Plan Addendum** as prepared by Stiffler McGraw for S&A Homes was submitted to the Township for review. The addendum is for a proposed expansion of an existing stormwater basin within the Harvest Glen development. It was discussed that because Stiffler McGraw is representing the developer, Ben Piper from Keller Engineers will represent Blair Township for this plan. The plan calls for the proposed basins that were never installed to be abandoned, and the existing stormwater basin to be expanded.

Chris Kreidler made a motion to **recommend tabling the stormwater management plan addendum**. Theresa Gillie seconded the motion. The motion passed with three (3) yes votes.

Secretary Dodie Amigh called for other business and there was none. With no additional business, Theresa Gillie made a motion to adjourn. Chris Kreidler seconded the motion. The meeting was adjourned at 6:27 p.m.

The next Blair Township Planning Commission Meeting will be held on Monday, October 7, 2024 at 6:00 p.m.

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Dodie Amigh  
Secretary