

## BLAIR TOWNSHIP PLANNING COMMISSION

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

### MINUTES OF THE MONTHLY MEETING OCTOBER 7, 2024

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

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

Eric Banks, representing Stiffler McGraw and Recording Secretary Kami Bilek attended. Visitor present was Blair Township Board of Supervisors' Chairman, Paul Amigh and Tom Jacobs regarding Harvest Glen Stormwater Plan Addendum.

Chris Kreidler made a motion to approve the minutes of the Regular Monthly Meeting of September 9, 2024. Theresa Gillie seconded the motion. The motion passed with a unanimous vote.

**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. Eric Banks reported that he cannot speak on behalf of the Stormwater Plan, citing a conflict of interest. Tom Jacobs from S&A Homes reported that the final as-built plans were not in accordance with the original approved plans when the subdivision phase was completed in 2014. As such, the developer cannot move forward with additional phases until the Stormwater plan is brought in compliance with the requirements. Tom indicated that the Harvest Glen Homeowner's Association reached out to S&A Homes to ask that the stormwater plan be amended to minimize impact to the proposed area, prompting S&A to adjust the plan. The new plan proposes that the existing stormwater basin be expanded by about twenty-five percent, and additional grading be completed with vertical steps to catch the runoff from the homes before it enters the creek below. Dodie Amigh questioned Tom about the new plan, asking if any of the revisions would be counterproductive, causing additional problems for the homeowners. Tom reported that the proposed plan handles water runoff, and tests show slower rate control from the original plan and is at a much greater monetary cost than completing the plan as it was previously approved. Tom stated that the proposed amended plan is a far better plan than the original approved plan and is the right thing to do to better manage stormwater runoff. Tom stated that he will reach out to the Conservation District to make sure that they provide, in writing, their approval of the proposed project. Tom stated that they would not likely begin construction of the project until spring.

**Tim Shaw made a motion to recommend approval.** Dodie Amigh seconded the motion. The motion passed with a unanimous vote.

The Greendown Acres Site Expansion plan as prepared by Clearwell Engineering has been submitted to the Township for review. The proposed plan is located at 210 Allen Lane Duncansville. The developer has requested a waiver to Ordinance Section 350-51.C.4: Setbacks, from thirty (30) feet to fifteen (15) feet in order to allow for a thirty-five (35) foot buffer yard. The plan has been submitted to the Blair Planning Commission for review. Eric reported that he has not fully reviewed the plan due to its late submission. He stated that the proposed plan will add thirty-three (33) units, and expand Kitty Lane, ending in a cul-de-sac. The proposed plan also shows an extension of water and sewer lines with the potential for a pump house for water and a pump station for sewer. Eric reports that the developer is proposing three basins for water runoff, with additional risers, and drainage. A flood plain permit from the Township and an NPDES permit from the Conservation District will be required. Eric has no exception to the requested ordinance waiver.

Theresa Gilie made a motion to **recommend approval of Waiver to Ordinance Section 350-51.C.4.** Chris Kreidler seconded the motion. The motion passed with a unanimous vote.

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

Minutes October 7, 2024  
Blair Township Planning Commission

Under other business, Harker Subdivision sketch plan was discussed. Eric Banks reported that a preliminary sketch plan was provided to the Township to subdivide a parcel of land from the Harker Property located on Harker Farm Lane off Dunnings Highway. Eric stated that there was an old Township Road that was abandoned after Dunnings Highway was created that provides a shared drive to properties along that private drive. The property owners would like to cut off a portion of the property and sell it to their son. In doing so, the subdivision will exceed the Township Ordinance requiring no more than four properties to use a shared driveway. There are five lots within Blair Township that utilize that private drive. The homeowners will likely request a waiver to the shared driveway ordinance when the formal plan is submitted, and wanted to gauge whether the Blair Township Planning Commission would be in favor of approving a waiver. Eric stated that he has no exception to entertaining the possibility of a waiver being granted. No formal action was taken.

Metz Builders submitted a permit application for a new home construction on Pete's Way. The initial application stated that the earth disturbance would be greater than thirty-five thousand square feet, which would require a stormwater management plan be submitted for approval from the Blair Township Board of Supervisors. The builder resubmitted the permit application with just the house, hoping that the requirement for a stormwater plan would be waived. After discussion, Eric reported that all homes built in that development require an on-lot stormwater plan regardless of the size of the home; Therefore, a waiver of the stormwater plan would not be possible. Recording Secretary, Kami Bilek, stated that she would notify the builder of the requirement, as well as notify the PMCA that a permit cannot be provided until the Stormwater Plan is submitted and approved. No formal action was taken.

With no additional business, Tim Shaw made a motion to adjourn. Theresa Gillie seconded the motion. The meeting was adjourned at 6:47 p.m.

The next Blair Township Planning Commission Meeting will be held on Monday, November 5, 2024 at 6:00 p.m.

---

Dodie Amigh  
Secretary