

BLAIR TOWNSHIP PLANNING COMMISSION

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

MINUTES OF THE MONTHLY MEETING OF APRIL 13, 2026

Commission members in attendance were Dodie Amigh, Tim Shaw, Chris Kreidler, Theresa Gillie, and Amisha Wertz. Eric Banks, representing Stiffler McGraw and Recording Secretary Kami Bilek were present.

Blair Township Chairman, Paul Amigh and John Sepp from PennTerra Engineering were also present.

Chairperson Dodie Amigh called the meeting to order at 6:00p.m and led the Commission in the salute to the flag.

Tim Shaw made a motion to **approve the minutes of the Regular Monthly Meeting of February 2, 2026**. Theresa Gillie seconded the motion. The motion passed a unanimous vote.

Eric Banks discussed the Robert Claar Land Development Plan. The property is located at 1531 Reservoir Road across from the former Blair School. The developer submitted a request for a Waiver to Ordinance No. 350-48.D (4) Access Drive. Eric stated that he has no new information on the plan in response to the Stiffler McGraw review letter dated January 8, 2026. He recommended tabling both the Waiver Request and the Land Development plan.

Chris Kreidler made a motion to **table waiver to Ordinance Section 350-48.D(4): Access Drive**. Amisha Wertz seconded the motion. The motion passed with a unanimous vote.

Theresa Gillie made a motion to table the Robert Claar Land Development Plan. Chris Kreidler seconded the motion. The motion passed with a unanimous vote.

Eric Banks discussed the Mattern Woods Subdivision and Land Development plan. The property is located along Newry Lane across from the Blair Township Municipal Building and next to The Winds at Mattern Orchard. The proposed project includes subdividing the existing lots into thirteen (13) lots to build individual residential homes. The lots will utilize public water and sewer. The developer has requested Waivers to Blair Township Subdivision and Land Development Ordinance Section 350-24: Plan Scale; Section 350-32: Sidewalks; and Blair Township Stormwater Ordinance Section 338-25.F (9) Fencing. Stiffler McGraw submitted their review letter on March 30, 2026.

Eric stated that he has no exception to the waiver to Section 350-24: Plan Scale, noting that the plans are clear.

Theresa Gillie made a motion to **recommend approval to Waiver of Section 350-24: Plan Scale**. Tim Shaw seconded the motion. The motion passed unanimously.

Minutes April 13, 2026
Blair Township Planning Commission

After discussion, Tim Shaw made a motion to **deny the Waiver of Section 350-32: Sidewalks**. Chris Kreidler seconded the motion. The motion carried with 4 yes votes. Dodie Amigh abstained, citing not enough information provided.

The waiver on fencing was discussed. The developer argued that, while the drainage ditch is greater than the 12 inches required for a waiver of fencing, the side slopes and dewatering time far exceed the Ordinance requirements. He argued that for these reasons he believes a fence would not be necessary.

After additional discussion Theresa Gillie made a motion to **table the Waiver to Section 350-25.F(9): Fencing**. Chris Kreidler seconded the motion. The motion passed unanimously.

Chris Kreidler made a motion to **table the Mattern Woods Subdivision and Land Development plan**. Theresa Gillie seconded the motion. The motion passed unanimously.

Additional discussion regarding sidewalks included having the Township search for grants to complete sidewalks along Newry Lane and Forsht Drive for pedestrian safety.

Eric Banks presented the Grannas & Vent Lot Line Relocation plan. Scott and Tami Grannas and Justin and Kelli Vent are requesting a lot line relocation between their adjoining properties located at 121 Graystone Drive, Duncansville and 130 Garland Lane, Duncansville. The engineer is requesting a waiver to Section 350-22: Plan Scale. Eric reported that he takes no exception to the request for the waiver. He stated that Blair County Planning has to review the plan and the plan will need a non-build note added.

Tim Shaw made a motion to **recommend approval of the Waiver to Section 350-22: Plan Scale**. Chris Kreidler seconded the motion. The motion passed unanimously.

Theresa Gillie made a motion to **recommend conditional approval of the Grannas & Vent lot line relocation plan**, pending all comments from the Stiffler McGraw review letter are addressed. Chris Kreidler seconded the motion. The motion passed unanimously.

Dodie Amigh asked for additional business, and there being none asked for a motion to adjourn. Chris Kreidler made a motion to adjourn. Theresa Gillie seconded the motion. The motion passed unanimously.

The next Blair Township Planning Commission Meeting will be held on Monday, May 4, 2026 at 6:00 p.m.

The meeting of the Blair Township Planning Commission was adjourned at 6:38 p.m.

Respectfully Submitted,

Amisha Wertz
Secretary