

# ANTIS TOWNSHIP PLANNING COMMISSION

909 NORTH SECOND STREET  
BELLWOOD, PA 16617

February 16, 2012

## MEMBERS PRESENT:

Norman Saylor	(-----)
Robert Smith	(-----)
Charles Taylor	(-----)
Sherree Johannes	(-----)
Tom DelMastro	(4.0 Round Trip)

## VISITORS PRESENT:

Todd Beiswenger, Young & Associates, Countryside Estates Major Subdivision  
Donald Houtz, Countryside Estates, Major Subdivision  
Tim George, Tipton Resident  
Dave O'Connell, Bellock Engineering, Balfurd Healthcare Land Development  
Lucas Martsolf, Township Manager

The regular meeting of the Antis Township Planning Commission was called to order at 7:03 p.m. by Norman Saylor.

The minutes of January 19, 2012 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

## MAJOR SUBDIVISION

1. **Countryside Estates Major Subdivision**, Property code 3-12-45-16D, located off of Spruce Street and Forrest Street, in Antis Township, Blair County. The project consists of six – six unit townhouse buildings and eight – duplexes. Each unit will have public sewer and public water. It is the developer's intent to dedicate the road to the Township.

**Discussion:** The Commission reviewed the information presented. The Developer is requesting a waiver to Section 110.32(D) Setback Requirements. The request is for the front yard setback to be reduced from thirty-five (35) feet to twenty-five (25) feet. There was discussion on the effects of storm water runoff from Upper Fry Development onto the new development. The storm water maintenance plan is under review by the Township's engineer to ensure compliance of all storm water regulations. The Commission will be inviting comments from the Board of Supervisors, at their monthly meeting, concerning the proposed development.

**Action taken:** Motion was made by Charles Taylor, seconded by Sherree Johannes to table action until the Commission receives the review letter from the Township engineer. Followed by a 5-yes vote.

## LAND DEVELOPMENT

1. **Balfurd Healthcare and Linen Rental Land Development**, *Preliminary Plan*, Property code 3-16-57, located in the Ardie J. Dillen Industrial Park, Antis Township, Blair County. The project consists of a 6000 square foot building addition (loading docks) and parking lot. The property is served by public sewer and public water. The proposed project requires no additional usage for sewer or water.

**Discussion:** The Commission reviewed the information presented. The Developer is requesting a waiver to Section 110.61(D)(2) which limits the manufacturing building to 25% coverage of the lot. The new proposal would extend the coverage size to 26% of the lot. A new approach to storm water management is being requested due to the high ground water table and flat topography.

The project is separated into two phases. The first phase will be the parking lot addition, and the second phase is the loading dock addition.

**Action taken:** Motion was made by Robert Smith, seconded by Charles Taylor to table action until the Commission receives the review letter from the Township engineer. Followed by a 5-yes vote.

The meeting adjourned at 8:16 p.m. on the motion of Norman Saylor.

Submitted by: Sherree Johannes/grp