

ANTIS TOWNSHIP PLANNING COMMISSION

909 NORTH SECOND STREET
BELLWOOD, PA 16617

March 15, 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
Adam Long, Keller Engineers, Enterprise Campus Re-subdivision
Josh Beaver, Beaver Land Development
Lucas Martsolf, Township Manager
Ginger Patterson, Secretary

The regular meeting of the Antis Township Planning Commission was called to order at 7:08 p.m. by Norman Saylor.

The minutes of February 16, 2012 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

RE-SUBDIVISION

- 1. Enterprise Campus (Lot Merge) Re-Subdivision**, property code 3-16-13-A, located on the east side of Route 220, East Pleasant Valley Boulevard, Antis Township, Blair County. The intent is to combine Lot 5 with the Gardner Denver facility currently under construction. The only construction proposed for lot 5 is a pole sign along Interstate 99.

Discussion: The Commission review the information presented. The developer's engineer informed the Commission that the merge of the lots is to meet PennDot requirements for signage.

Action taken: Motion was made by Charles Taylor, seconded by Robert Smith to recommended final approval of the Enterprise Campus Re-subdivision. Followed by a 5-yes vote.

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. *The Commission tabled this application at February’s Meeting awaiting the Township Engineer’s review letter.*

Discussion: The Commission reviewed the information presented. The Commission requested that the Manager contact the Township engineer to verify if waivers may be granted to the revised Stormwater Maintenance Ordinance.

Action taken: Motion was made by Charles Taylor, seconded by Tom DelMastro to table action and request that the Board of Supervisors ask for a 90 day extension to the review period from the developer. Followed by a 5-yes vote.

LAND DEVELOPMENT

1. **Joshua Beaver Land Development**, Property code 3-16-15-B, located off of Wills Lane, Antis Township, Blair County. Mr. Beaver would like to construct a new home on the 151 acre parcel where he currently resides and use his current residents as a rental property. Mr. Beaver is requesting a waiver from the complete Subdivision and Land Development Ordinance. The proposed property is accessed by a bridge off of River Road and at no point does Mr. Beaver’s property have frontage onto a Township or State Road.

Discussion: The Commission reviewed the information presented. The SALDO states that two or more houses on a single lot requires a Land Development. However, the Commission acknowledged that since Mr. Beaver’s property does not have frontage onto a Township or State Road it cannot meet the Subdivision and Land Development requirements. They suggested that for future access Mr. Beaver may want to explore the options of an easement to his property off of State Route 220.

Action taken: Motion was made by Charles Taylor, seconded by Robert Smith to recommend a complete waiver to the Subdivision and Land Development Ordinance. Followed by a 5-yes vote.

2. **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. *The Commission tabled this application at February Meeting awaiting the Township's Engineers review letter.*

Discussion: No new information to review.

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 8:33 p.m. on the motion of Norman Saylor.

Submitted by: Sherree Johannes/grp