

ANTIS TOWNSHIP PLANNING COMMISSION

909 NORTH SECOND STREET
BELLWOOD, PA 16617

April 26, 2012

MEMBERS PRESENT:

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

VISITORS PRESENT:

Tim George, Tipton Resident
Steve & Deb Patton, Tipton Residents
Todd Beiswenger, Young & Associates, Countryside Estates /Boone Planning Module
Lucas Martsolf, Township Manager
Ginger Patterson, Secretary

The regular meeting of the Antis Township Planning Commission was called to order at 7:04 p.m. by Norman Saylor.

The minutes of March 15, 2012 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

MAJOR SUBDIVISION

- 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 March’s Meeting awaiting a response to the Township Engineer’s review letter. The developer granted a 90 day extension period.*

Discussion: The Commission reviewed the waiver requests from the developer. The Commission requested that the Manager contact the Township engineer and solicitor to receive verification that waivers granted to the Stormwater Maintenance Ordinance would not create liability to the Township. There was also discussion regarding a private

sewer line located on or very near the developer's property with no recorded or dedicated easement.

Action taken: Motion was made by Charles Taylor, seconded by Tom DelMastro to table action awaiting a review letter from the Township's engineer addressing all waiver requests. 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. *The Commission tabled this application at March's Meeting awaiting the Township's Engineers review letter.*

Discussion: The Commission reviewed the information presented.

Action taken: Motion was made by Charles Taylor, seconded by Tom DelMastro to table action awaiting a response letter from the developer's engineer and to 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.

SEWAGE FACILITIES PLANNING MODULE

- 1. Michael & Wendy Boone Sewage Facility Planning Module -** Property Code 3-20-23-2-A - located on Beckler Road, Antis Township, Blair County. The intent is to construct a home on a 70 acre parcel that was previously designated as a non-building lot.

Discussion: After review the Commission determined that the Sewage Facility Planning Module appears to be complete. The Planning Module facilitated the non-building lot to a building lot according to DEP specifications for a sand mound system.

Action taken: Motion was made by Robert Smith, seconded by Tom DelMastro to authorize the Chairman of the Commission to complete section J of the Sewage Facility Planning Module. Followed by a 5-yes vote.

OTHER BUSINESS

- 1.** The Commission received notification that Antis Township intends to conduct a multi-year funded waterline extension project along Forshey Lane with Community Development Block Grant funds. The information indicated that portions of the project area are located within the floodplains of the Township waterways. The Commission

reviewed the information provided by Stiffler, McGraw and Associates and had no objections or additions to the correspondence.

The meeting adjourned at 8:35 p.m. on the motion of Norman Saylor.

Submitted by: Sherree Johannes/grp