

ANTIS TOWNSHIP PLANNING COMMISSION

909 NORTH SECOND STREET
BELLWOOD, PA 16617

May 17, 2012

MEMBERS PRESENT:

Norman Saylor	(-----)
Robert Smith	(-----)
Charles Taylor	(-----)
Sherree Johannes	(-----)

VISITORS PRESENT:

Tim George, Tipton Resident
Joe Smyder, Tipton Residents
Matt Carracciolo, Fleming Minor Subdivision
Todd Beiswenger, Young & Associates, Countryside Estates
David O'Connell, Balfurd Land Development
Lucas Martsolf, Township Manager
Ginger Patterson, Secretary

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

The minutes of April 26, 2012 were read and approved on the motion of Robert Smith, and seconded by Charles Taylor.

MINOR SUBDIVISION

1. **Fleming Minor Subdivision**, *Submitted Preliminary Plans*, located on SR 4025 (Grazierville Road), Antis Township, Blair County. The project proposes to subdivide a 16 acre parcel into two lots. The existing property is served by public sewer and public water. The newly created lot intends to connect to public sewer and public water.

Discussion: The Commission questioned the easement for public water service depicted on the plans. The connection to the Altoona City Water Authority is in the process of being determined. Without the capacity letter to review, the Commission is requesting clarification on the connection. The Commission noted that a waiver may be need from Section 110.41F (1) & (2) and they would be inclined to recommend approval of the waiver ('s) to the Board of Supervisors.

Action taken: Motion was made by Robert Smith, seconded by Sherree Johannes to recommend conditional approval of the Fleming Minor Subdivision pending resolution of the following issues:

- Waterline connection with the understand that any waiver requests to Section 110.41F be recommended to be granted
 - Clean review from the Blair County Planning Commission
 - Obtaining an Highway Occupancy Permit from PennDot
- Followed by a 3-yes vote and 1-no 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 April’s Meeting awaiting a review letter from the Township Engineer addressing all waiver requests*

Discussion: The Commission reviewed the Township engineer’s response letter for the following waiver requests from the developer:

1. **Section 110-32.D – Front setback requiring 35’ – request for 25’**
2. **Section 110-41.C – requiring curbing**
3. **Section 110.41D.K., & L – requiring sidewalks, streetlights and shade trees.**
4. **Section 110-30.B – Right of way to be 50’ – request for 40’**
5. **Section 504.E.9 – regarding basin fencing – the waiver reflect shallow basins.**

The Township Engineer found no exceptions with waivers 1 through 3; however he was not inclined to grant a waiver to items #4 Section 110-30.B (Right of way width) without the developer submitting evidence of un-due hardship. Waiver #5 regarding basin fencing was addressed to the Commission by the Township Manager. The Township Manager previously discussed with the Township Engineer that any basin dedicated to the Township would require fencing, and the Township would require an Indemnification from Harm concerning all other basins. The Developer’s Engineer informed the Commission that all issues regarding the private sewer line located on Lee Drive had been resolved with the residents.

Action taken: Motion was made by Robert Smith, seconded by Sherree Johannes to recommend conditional approval to the Board of Supervisors on the waiver requests contingent on the resolution of the right of way width and compliance with the fencing requirements set forth above. Through the same motion, the Commission recommended conditional approval of the Countyside Estates Major Subdivision contingent upon satisfying all remaining issues of the Township Engineer's review letters. Followed by a 3-yes vote and 1-no 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 April's Meeting awaiting a response letter from the developer's engineer.*

Discussion: The Commission reviewed the waiver requested presented as follows:

1. **Section 110-61.D (2) – Mfg. building may not cover more than 25% of the lot**
2. **Section 302 – Stormwater Management Ordinance**
3. **Section 110.60 B (1) - Requires parking spaces be provided at a ratio of 1.1 stalls per perk shift employee**
4. **Section 110-60.A (3) – Requires parking areas be designed so that vehicles need not back out into a public right-of-way.**
5. **Section 110.61 A (3) – Requires driveway width to be no wider that 50'**

The Commission noted that a wavier was denied in 2007 for the orginial dock addition to Balfurds concerning parking areas to be designed so that vehicles need not back out into a public right-of-way. The Commission advised the developer's engineer that they would not recommend to the Board of Supervisors a waiver to Section 110-60.A.3. due to the liability issues within the Township right-of-way.

Action taken: Motion was made by Robert Smith, seconded by Charlie Taylor to table action awaiting a review letter from the Township's engineer on the waiver request. Followed by a 4-yes vote.

The meeting adjourned at 9:30 p.m. on the motion of Norman Saylor.

Submitted by: Sherree Johannes/grp