

ANTIS TOWNSHIP PLANNING COMMISSION

909 NORTH SECOND STREET
BELLWOOD, PA 16617

September 27, 2012

MEMBERS PRESENT:

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

VISITORS PRESENT:

Joe Smyder, Tipton Resident
Stephanie Shoenfelt, Keller Engineers, Pineroft Development
Sam McCloskey, Pineroft Development
Lucas Martsolf, Township Manager
Ginger Patterson, Secretary

The regular meeting of the Antis Township Planning Commission was called to order at 7:05 p.m. by Norman Saylor.

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

**Note to the Commission: Listed directly below is the original Pineroft Office/Retail Land Development submission which was approved on November 6, 2008.*

LAND DEVELOPMENT

1. **Pineroft Retail/Office Space Land Development**, property code 3-23-8-5, located along Sabbath Rest Road in Antis Township, Blair County. The intent is to construct a 15,000 SF Commercial Building. The Altoona City Water Authority provides public water to the area. The Logan Township Sewer Authority will provide sewer service to this location under the directive of Northern Blair Sewer Authority.

**On August the 28th the Township received a letter requesting a change of use for this property. The intent is to construct a 55 room hotel instead of the Office/Retail Project without changing the footprint of the approved Land Development.*

Discussion: The Commission reviewed the information presented. The developer is requesting a waiver to Section 110.60 B (1) - Requiring parking spaces be provided at a ratio of 1.5 stalls per hotel room. The Commission noted that the prior SALDO Ordinance required 1 space per hotel room. The proposed plan is for a 55 rooms and the project will provide 60 parking spaces. The Township Engineer took no exceptions to the waiver. The Commission requested that the Township Manager invite the Fire Company to review the plans for any comments.

Action taken: Motion was made by Robert Smith, seconded by Charlie Taylor to recommend approval of the waiver request. Motion was made by Robert Smith, seconded by Tom DelMastro to recommend approval of the Pinecroft Development Change of Use, followed by a 5-yes vote.

The meeting adjourned at 7:30 p.m. on the motion of Norman Saylor.

Submitted by: Sherree Johannes/grp