

MINUTES

Antis Township Planning Commission Meeting

December 19, 2013, Antis Township Meeting Room

ATTENDANCE

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

STAFF

Lucas Martsolf, Township Manager; Ginger Patterson, Secretary to the Manager

VISITORS

Joe Smyder, Tipton Resident; Denny Himes and Tom Levine, Himes Land Development; Andrew Ebersole, Keller Eng., DelGrosso's Lot Line Change.

The regular meeting of the Antis Township Planning Commission was called to order at 7:13 p.m. by Norman Saylor.

The minutes of November 21, 2013 were read and approved on the motion of Charles Taylor, and seconded by Robert Smith.

LOT LINE CHANGE

- 1. DelGrosso's Lot Line Change, Located on Route 220, Antis Township, Blair County. The intent is to consolidate several lots into two separate lots. All of the land and facilities associated with the sauce plant will be under DelGrosso Foods, Inc., and remaining land and facilities will be under the Tipton Land Development. There is no new development proposed by this submission.**

Discussion: The Commission reviewed the information presented. The property owner is seeking a waiver to Section 110-32.D (pg. 60) of the SALDO requiring a 15ft side setback per property. The Commission acknowledged a memo from the Ordinance Officer and email from the Township Engineer stating no objections to the waiver request. A waiver to Section 110-27.A, scale of plans was also requested. The developer requested a time extension to record the approved plans. The Commission directed the developer's engineer to address this request to the office staff.

Action: Motion was made by Charles Taylor, and seconded by Tom DelMastro to

recommend approval of the waiver requests, followed by a 4-yes vote.

Motion was made by Charles Taylor, and seconded by Tom DelMastro to recommend approval of the DelGrosso's Lot Line Change, followed by a 4-yes vote.

LAND DEVELOPMENT

1. **Denny Himes Land Development**, located on Route 865, Antis Township, Blair County. The intent is to construct a used car lot and office building. Public sewer and water are existing.

Discussion: The developer's engineer requested a special meeting due to time constraints of the developer. The Commission extended the offer to convene for a special meeting if a review letter from the Township's engineers was available.

Action: Motion was made by Robert Smith, and seconded by Charles Taylor to table action awaiting a review letter from the Township's engineer.

2. **Balfurds Healthcare and Linen Rentals Preliminary Land Development (Boiler Addition & Fueling Station)**, located on Park Avenue, Antis Township, Blair County. Balfurd's would like to revise the original application to include a boiler room addition and a fueling station.

Discussion: The Commission reviewed the information presented.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to table action awaiting a review letter from the Township's engineer.

3. **Balfurds Healthcare and Linen Rentals Final Land Development (Boiler Addition)**, located on Park Avenue, Antis Township, Blair County. Balfurd's would like to construct a 1650 sq. ft. building addition to house an additional boiler. This application also identifies a new location for the dumpsters.

Discussion: The Commission reviewed the information presented.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to table action awaiting a review letter from the Township's engineer.

The meeting adjourned at 7:40 p.m. on the motion of Norm Saylor.

Submitted by:
Sherree Johannes/grp