

# MINUTES

## Antis Township Planning Commission Meeting

March 21, 2013, Antis Township Meeting Room

### ATTENDANCE

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

### VISITORS

Joe Smyder, Resident; Tim Caracciolo, Jacob Caracciolo & James Widmann, Caracciolo/Riggles Gap Sportsman Minor Subdivision; Ginger Patterson, Secretary to the Manager; Lucas Martsof, Township Manager

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

The minutes of February 21, 2013 were read and approved on the motion of Charles Taylor, and seconded by Tom DeMastro.

## MINOR SUBDIVISION & LOT LINE CHANGE

- 1. Timothy Caracciolo & Riggles Gap Sportsman Minor Subdivision & Lot Line Change**, located on Riggles Gap Road, Antis Township, Blair County. The intent is to trade ground between the two parties. Also, Mr. Caracciolo will be creating three new lots. Mr. Caracciolo's residence is on parcel 3-19-31-1. This parcel has been identified with a Malfunctioning Septic System.

**Discussion:** The Commission noted a letter from Luke Helsel, Blair County Sewage Enforcement Officer, acknowledging that the property owner of the Malfunctioning Septic System has initiated procedures to repair the system.

**Action:** Motion was made by Charles Taylor, and seconded by Tom DelMastro to recommend conditional final approval of the Timothy Caracciolo & Riggles Gap Sportsman Minor Subdivision & Lot Line Change pending a clean review from the Blair County Planning Commission, followed by a 5-yes vote.

## MAJOR SUBDIVISION

2. **Countryside Estates Major Subdivision, *Preliminary Plans***, 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 recommended conditional final approval of this application on May 17, 2012. The developer is re-submitting preliminary plans seeking approval.*

**Discussion:** The developer's engineer indicated at the March 7<sup>th</sup> Board of Supervisors Meeting that the developer is requesting to withdraw the original plans, which had been giving conditional final approval at the Board of Supervisors Meeting on June 7, 2012, so that the development may be constructed in phases under preliminary plan approval, without posting financial security. The Commission is seeking direction from the Township Solicitor to ensure that the withdrawal serves the purposes intended; that the action will effectively nullify the original plans and be replaced with the preliminary plan.

**Action:** Motion was made by Robert Smith, seconded by Charles Taylor to recommend accepting the withdrawal request, to approve the waiver requests and provisions previously identified and to recommend preliminary approval of the Countryside Estates Major Subdivision under the assurance that the plans are identical, followed by a 5-yes vote.

## NEW BUSINESS

3. Due to a conflict with the Blair County Convention Meeting, the Commission took action to re-scheduled Aprils Planning Commission Meeting to April 17<sup>th</sup> on the Motion of Robert Smith, seconded by Tom DelMastro, followed by a 5-yes vote.
4. The Commission noted the Comprehensive Plan Update Meeting scheduled for May 9<sup>th</sup> at 6:00pm

The meeting adjourned at 7:25 p.m. on the motion of Norman Saylor.

Submitted by:  
Sherree Johannes/grp

