

MINUTES

Antis Township Planning Commission Meeting

January 16, 2014, Antis Township Meeting Room

ATTENDANCE

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

STAFF

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

VISITORS

Dave Peterson, Tipton Fire Company; Joe Smyder and Bill Plummer, Tipton Resident; Dave McConnel, Bellock Engineers, Balfurds Land Development; Todd Beiswenger, Young Engineers, Gummo and Loganbell Farms Lot Line Change.

The regular meeting of the Antis Township Planning Commission was called to order at 7:00 p.m. by Norman Saylor.

Norman Saylor noted for the minutes that Sherree Johannes has been re-appointed by the Antis Township Board of Supervisors to serve another term on the Antis Township Planning Commission.

Motion was made by Charles Taylor and seconded by Robert Smith that the current officers holds their position for 2014, as follows:

Norman Saylor, Chairman
Robert Smith, Vice Chairman
Sherree Johannes, Secretary

The meeting dates and times for 2014 will be the third Thursday of each month at 7:00 p.m.

The minutes of December 19, 2013 and January 6, 2014 were read and approved on the motion of Charles Taylor, and seconded by Robert Smith with a minor amendment being noted.

LOT LINE CHANGE

1. **Lloyd Gummo & Loganbell Farms Lot Line Change, located on SR 220, Antis Township, Blair County.** The purpose of this side-lot addition is to add ground from

Loganbell Farm to the adjacent parcel owned by Lloyd Gummo. There are no existing on-lot septic systems or wells.

Discussion: The Commission reviewed the information presented. A waiver to Section 110-27.A, scale of plans was requested.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to recommend approval of the waiver requests, followed by a 4-0 aye vote.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to recommend approval of the Lloyd Gummo and Loganbell Farms Lot Line Change, followed by a 4-0 aye vote.

LAND DEVELOPMENT

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. A representative from the Tipton Fire Company requested a detailed plan of the Fueling Station be submitted to the Fire Company.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to recommend approval of the waiver requests based on the Township engineer's comments, followed by a 4-0 aye vote.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to recommend conditional approval of the Balfurds Land Development contingent upon satisfying all remaining issues of the Township Engineer's review letter dated 1/10/2014, and, at the request of the Fire Company, a submission of a satisfactory diagram of the Fueling Station, followed by a 4-0 aye vote.

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: Several Items from the Township Engineer's review letter were discussed by the Commission, including item #5, a possible wetland encroachment. The Developer's Engineer indicated that he would secure an Encroachment Permit from D.E.P. for the installation of a stormwater pipe, which may impact the wetlands.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to recommend approval of the waiver request based on the Township engineer's comments, followed by a 4-0 aye vote.

Action: Motion was made by Charles Taylor, and seconded by Robert Smith to recommend conditional approval of the Balfurds Land Development contingent upon satisfying all remaining issues of the Township Engineer's review letter, followed by a 4-0 aye vote.

OTHER BUSINESS

1. The Township Manager suggested that the Commission begin to consider any revisions to the Subdivision and Land Development Ordinance that may be adopted during the Township's codification of all Ordinances.

The meeting adjourned at 7:45 p.m. on the motion of Norm Saylor.

Submitted by:
Sherree Johannes/grp