

MINUTES

Antis Township Planning Commission Meeting

January 6, 2014, Antis Township Meeting Room

ATTENDANCE

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

STAFF

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

VISITORS

Denny Himes and Tom Levine, Himes Land Development, Chris Dutrow, Township Engineer; Chris Arseniu, Township Ordinance Officer; Robert Himes, Sherree Johannes, Joe Smyder, Township Residents.

The special meeting of the Antis Township Planning Commission was called to order at 6:05 p.m. by Norman Saylor.

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 available.

Discussion: The Township's engineer was present to provide an overview of his most current review letter dated 1/3/2014. The Township Engineer stated if the developer connects to public water from State Route 865 a permit from PennDot must be secured. However, if the developer decides to connect to public water utilizing the proposed W. 9th Street waterline extension, slated for construction this Spring, the connection details should be addressed in the Developer's Agreement. The Township engineer took no exception granting their waiver requests for curbs, sidewalks and bituminous paving on the parking area however they would still be required to provide paving for handicap parking in conformance with the American Disabilities Act. The Developers engineer noted that the paving would be deferred indefinitely however he acknowledged they will need to provide paving for handicap parking in conformance with the American Disabilities Act. The developer agreed to install all stormwater maintenance provisions for a paved parking area as depicted on the plans.

Action: Motion was made by Robert Smith, and seconded by Charles Taylor to recommend approval of the waiver request to Section 110-41.C&D requiring curbs and sidewalks, followed by a 4-0 aye vote.

Motion was made by Charles Taylor, seconded by Robert Smith to recommend approval of the waiver request to Section 110-60.A.2 requiring bituminous pavement on parking areas based on the Township engineer's comments. The Commission made an advisory comment to the developer that the ADA requirements for Handicap parking spaces will be required, followed by a 4-0 aye vote.

Motion was made by Charles Taylor, seconded by Tom DelMastro to recommend conditional approval of the Denny Himes Land Development conditioned upon satisfying the following items:

- Submission of satisfactory review by the Township Planning Commission
- Submission of satisfactory Financial Security
- Submission of the Certification of Ownership statement executed and notarized
- Submission of approved Soil Erosion and Sedimentation Control Plan from Blair County Conservation District
- Submission and acceptance by the Township of a Developers Agreement outlining the terms and conditions of the Township plan approval to include specifically the provisions of public water service to the site, followed by a 4-0 aye vote

The meeting adjourned at 6:30 p.m. on the motion of Norm Saylor.

Submitted by: Ginger Patterson