

MINUTES

Antis Township Planning Commission Meeting

February 20, 2014, Antis Township Meeting Room

ATTENDANCE

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

STAFF

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

VISITORS

Dave and Debbie Fraundorfer, Johnson Subdivision; Norman Steinbauer and Gary Snyder, Steinbauer Lot Line Change; Joe Smyder and Bill Plummer, Tipton Resident

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

The minutes of January 16, 2014 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

LOT LINE CHANGE

1. **Steinbauer and McCulloch Lot Line Change**, located along Moser Road, Antis Township, Blair County. The purpose of this side-lot addition is to divide the present 33 ft. wide driveway into (2) lots and then merge ½ the driveway to each property owner. Currently the driveway is owned by Norman Steinbauer.

Discussion: The Commission clarified that the subdivision is eliminating one of the access roads to the residual. The Commission advised the property owner that by revising the plans to indicate two side lot additions would eliminate the creation of lots. The surveyor conveyed he would amend the plans as recommended by the Commission.

Action: Motion was made by Charles Taylor, and seconded by Tom DelMastro to recommend approval of the Steinbauer Lot Line Change with the submission of amended plans to indicate the residual property is granting side lot addition rather than creating new lots. Through the same motion, the Commission recommended approval of the waiver to Section 110.27.A regarding scale of plans, followed by a 4-0 aye vote.

LAND DEVELOPMENT

2. **Johnson Minor Subdivision**, located off of Cedar Lane, Antis Township, Blair County, the estate of Marjorie and Reed Johnson. The purpose of this application is to subdivide 1.2 acres of ground off of the parent tract which is approx. 29 acres. The parent tract contains nine townhouses serviced by public water and sewer. The additional shop building is serviced by a septic system. The 1.2 acre parcel contains a cabin serviced by a septic system and well.

Discussion: The Commission noted due to weather condition the existing septic systems were unable to be tested by the Sewer Enforcement Officer. As noted in the application, any failure in septic service would result in connection to public sewer.

Action: Motion was made by Charles Taylor, and seconded by Tom DelMastro to recommend approval of the waiver requests to Section 110.27.A regarding scale of plans, followed by a 4-0 aye vote

Action: Motion was made by Charles Taylor, and seconded by Tom DelMastro to recommend conditional approval of the Johnson Minor Subdivision contingent upon resolving a conflict between the waiver request to Section 110-32.B(1) and the submission of the Non-building Lot Waiver by requesting a review of the application by the Township Engineer, followed by a 4-0 aye vote.

OTHER BUSINESS

1. Charles Taylor advised fellow commissioners that he did speak on their behalf at the last Board of Supervisors meeting in regards to Balfurds latest Land Development, which was reviewed at last month's Planning Commission Meeting. Balfurds made a revision to the land development prior to the Board of Supervisors meeting. Mr. Taylor advised the Board of Supervisors that he did not feel it needed to be reviewed by the Planning Commission due to the revision being of an engineering nature of which the Township Engineer was able to review prior to the Board of Supervisor's meeting.
2. It was suggested the Members of the Commission consider revising Section 110-12 of the SALDO, which governs the commissions review process, to include clarification of when amended plans need to be resubmitted for review by the Commission.

The meeting adjourned at 8:32 p.m. on the motion of Norman Saylor.

Submitted by:
Sherree Johannes/grp