

# MINUTES

## Antis Township Planning Commission Meeting

June 19, 2014, Antis Township Meeting Room

### ATTENDANCE

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

### STAFF

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

### VISITORS

Donald Houtz, Todd Beiswenger and John Foreman, County Side Estates; Chris Dutrow, Township Engineer; Ken Hostler, Township Supervisors; Lori DelBiondo, Township Secretary; Robert Himes, Joe Smyder, Patty Gonder, Wally Rossi, Christine Beaula and Bill Plummer, Township Residents.

---

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

The minutes of May 15, 2014 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

Patty Gonder attended the meeting to request an exemption from Land Development concerning the construction of a residential structure on a parcel with an existing residential structure. The Commission advised Ms. Gonder to subdivide the property so that each residence is located on its own parcel.

## LAND DEVELOPMENT

1. **Tipton Baptist Church Recreation Facility Land Development, located along Deborah Street, Antis Township, Blair County. The purpose of this project is to construct a 5664 sf indoor recreation facility and addition on the vacant parcel next the existing church. Public water and sewage disposal is proposed.**

**Discussion:** The Commission reviewed the information presented. The Engineer noted that he had not completed the review.

**Action:** Motion was made by Robert Smith, and seconded by Charles Taylor to table action awaiting review letters from the Township Engineer and the Blair County Planning Commission.

## MAJOR DEVELOPMENT

- 2. Country Side Estates Major Subdivision, Sketch Phase**, Property code 3-12-45-16D, located off of Spruce Street and Forrest Street, in Antis Township, Blair County. The previous project consists of six – six unit townhouse buildings and eight – duplexes. The revised plan will contain nine (9) townhouse buildings, containing six (6) units each and the mitigation of the wetlands.

**Discussion:** The Developers Engineer noted that the wetlands mitigation is permitted and monitored by D.E.P. and the Army Corp of Engineers. The developer also commented that the waiver request may vary from the original submission.

**Action:** No action required.

## NON-RESIDENTIAL STRUCTURES

- 3. Robert Himes Storage Building**, Sketch Phase located on North Second Street, Antis Township, Blair County. Mr. Himes is requesting to construct a commercial storage building on a lot containing two storage building and a mobile home. The Commission recognized that the plan submitted by Mr. Himes would not meet the Setbacks requirements. Mr. Himes was advised to revise the plans in order to meet those requirements and submit an application requesting a waiver from the Land Development Ordinance with the exception of Section 110-32.D. Setback Lines.

**Action:** No action required.

- 4. Rossi Holding Co., Farm Building**, Sketch Phase, located on Cherry Avenue, Antis Township, Blair County. Wally Rossi is requesting to construct a horse barn on a vacant lot. It was noted that Mr. Rossi has been contacted by the Blair County Conservation District and made aware of the requirements for grading the property. The Commission recognized that a farm building is excluded from Land Development Requirements. The Commission advised Mr. Rossi to submit an application requesting a waiver from the Land Development Ordinance with the exception of Section 110-32.D. Setback Lines.

**Action:** No action required.

## OTHER BUSINESS

5. The Commission, staff and Township Engineer continued to discuss revisions to the Subdivision and Land Development Ordinance.

The meeting adjourned at 9:10 p.m. on the motion of Norman Saylor.

Submitted by:  
Sherree Johannes/grp