

MINUTES

Antis Township Planning Commission Meeting

June 18, 2015, Antis Township Meeting Room

ATTENDANCE

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

STAFF

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

VISITORS

Randall Kring and Mark Haefner, Keller Engineers; ORX and New Pig Land Development; Chris Dutrow, Township Engineer; Joe Smyder, Township Residents

The regular meeting of the Antis Township Planning Commission was called to order at 7:01 p.m. by Norman Saylor.

The minutes of May 21, 2015 were read and approved on the motion of Robert Smith, and seconded by Sherree Johannes.

MINOR SUBDIVISION

1. **Helen Rossi Minor Subdivision**, located on Parkside Drive, Antis Township, Blair County. It is Tipton Land Developments intent to acquire a 5.392 acre property from two properties owned by Helen Rossi. This area will be used for overflow parking for Tipton Water Park. No utility service or land development is being requested at this time. However, public utilities are available.

Discussion: The Commission found no exception to granting the waiver to the scale of plans. They also noted that this parcel is designated for overflow parking and no new development is planned. The Commission acknowledges that a portion of the property is in the 500yr floodplain.

Action: Motion was made by Robert Smith, and seconded by Sherree Johannes to recommend approval of the waiver requests to Section 110.27.A regarding scale of plans,

followed by a 3-0 aye vote

Motion was made by Robert Smith, and seconded by Sherree Johannes to authorize the Chairman to execute section D of the Planning Waiver & Non-Building Declaration, followed by a 3-0 aye vote.

Motion was made by Robert Smith, and seconded by Sherree Johannes to recommend final approval of the Helen Rossi Minor Subdivision contingent upon receiving a clean review from the Blair County Planning Commission, followed by a 3-0 aye vote.

2. **Paul Caracciolo Minor Subdivision** located on E. Eight Street, Antis Township, Blair County. Mr. and Mrs. Caracciolo are proposing to create three new residential lots. Each lot has existing sewer and water taps to each of the respective lots.

Discussion: The Commission reviewed the information presented and found it to be consistent with the requirements of the Subdivision and Land Development Ordinance.

Action: Motion was made by Robert Smith, and seconded by Tom DelMastro to recommend final approval of the Paul Caracciolo Minor Subdivision contingent upon receiving a clean review from the Blair County Planning Commission, followed by a 4-0 aye vote.

LOT LINE CHANGE

1. **Wally Rossi Lot Merger**, located on Cherry Avenue, Antis Township, Blair County. Mr. Rossi's intent is to merge two of his existing lots into one. Each lot has existing sewer and water taps.

Discussion: The Commission reviewed the information presented and noted that a small portion of the property is in the 100yr floodplain. They found no relevancy to this issue because it is located in the building setback area.

Action: Motion was made by Robert Smith, and seconded by Tom DelMastro to recommend final approval of the Wally Rossi Lot Line Change contingent upon receiving a clean review from the Blair County Planning Commission, followed by a 4-0 aye vote.

LAND DEVELOPMENT

1. **ORX Railway Corporation Office Expansion Land Development**, located on Park Avenue in the Dillen Industrial Park, Antis Township, Blair County. The 9,950 square foot office expansion will extend into the lawn area in front of the existing offices. No additional employees are proposed at this time.

Discussion: The Commission recognized the withdrawal of a waiver request by the developer to Section 110-60.B. as the parking issues have been resolved. The Commission noted that the Township Engineer took no exceptions to the remaining waivers:

Action: Motion was made by Robert Smith, and seconded by Tom DelMastro to recommend approval of the waiver requests to Section 110-26.B.2 requiring exterior boundary lines of the tract.

Motion was made by Robert Smith, and seconded by Tom DelMastro to recommend approval of the waiver requests to Section 110-36 requiring a two feet freeboard in detention systems and requiring fencing around detention ponds with the stipulation that adequate indemnification is provided to the Township in the Developer's Agreement, followed by a 4-0 aye vote.

Motion was made by Robert Smith, and seconded by Tom DelMastro to recommend conditional approval of the ORX Office Expansion Land Development contingent upon resolving all of the items listed on the Township Engineer's review letter dated June 17, 2015, followed by a 4-0 aye vote.

2. **New Pig Office Addition Land Development**, located on Park Avenue in the Dillen Industrial Park, Antis Township, Blair County. The 9,110 square foot office addition will extend into the lawn area in the rear of the existing building. No additional employees are expected as a result of the addition.

Discussion: The Commission reviewed the information presented. It was noted that the developer has been in contact with FEMA to address elevation for the project as it applies to the 100yr floodplain.

Action: Motion was made by Robert Smith, and seconded by Tom DelMastro to table action until next month meeting awaiting a review letter from the Township Engineer, followed by a 4-0 aye vote.

OTHER BUSINESS

1. The Township Engineer is compiling the revisions to the Subdivision and Land Development Ordinance as it applies to MS4.

The meeting adjourned at 7:37 p.m. on the motion of Norm Saylor.

Submitted by:
Sherree Johannes/GP