

# ANTIS TOWNSHIP PLANNING COMMISSION

909 NORTH SECOND STREET  
BELLWOOD, PA 16617

June 21, 2012

## MEMBERS PRESENT:

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

## VISITORS PRESENT:

Joe Smyder, Tipton Residents  
Mike Rishel, Fleming Minor Subdivision  
David O'Connell, Balfurd Land Development  
Lucas Martsolf, Township Manager  
Ginger Patterson, Secretary

The regular meeting of the Antis Township Planning Commission was called to order at 7:02 p.m. by Norman Saylor.

The minutes of May 17, 2012 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

## MINOR SUBDIVISION

1. **Fleming Minor Subdivision**, Submitted *Final Plans*, located on SR 4025 (Grazierville Road), Antis Township, Blair County. The project proposes is to subdivide an 18 acre parcel into two lots. The existing property is served by public sewer and public water. The newly created lot intends to connect to public sewer and public water. *The Commission recommended approval of the preliminary plans for this application at May's Meeting.*

**Discussion:** The Commission noted that final plans had been submitted and that all outstanding issues had been addressed. The Commission found the application to be in compliance with the Township Subdivision & Land Development Ordinance.

**Action taken:** Motion was made by Charles Taylor, seconded by Tom DelMastro to recommend final approval of the Fleming Minor Subdivision, followed by a 5 yes vote.

## LAND DEVELOPMENT

1. **Balfurd Healthcare and Linen Rental Land Development**, *Preliminary Plan*, Property code 3-16-57, located in the Ardie J. Dillen Industrial Park, Antis Township, Blair County. The project consists of a 6000 square foot building addition (loading docks) and parking lot. The property is served by public sewer and public water. The proposed project requires no additional usage for sewer or water. *The Commission tabled this application at May's Meeting awaiting a response letter from the Township's engineer on the waiver requests.*

**Discussion:** The Commission recognized the withdrawal of two waiver requests:

1. **Section 110-60.A (3) – Requires parking areas be designed so that vehicles need not back out into a public right-of-way.**
2. **Section 110.61 A (3) – Requires driveway width to be no wider than 50'**

The following waivers are still under review by the Township Engineer:

1. **Section 302 – Stormwater Management Ordinance**
2. **Section 110.60 B (1) - Requires parking spaces be provided at a ratio of 1.1 stalls per perk shift employee**

The Commission noted that the Township Engineer found no exception with a waiver to **Section 110-61.D (2) – Mfg. buildings may not cover more than 25% of the lot.** Balfurd's current building size is 23%; with the new addition the building size will be 26% lot coverage. The Commission extended the offer to convene a special meeting if all of the above issues were resolved with the Township Engineer.

**Action taken:** Motion was made by Robert Smith, seconded by Charlie Taylor to table action awaiting a review letter from the Township's engineer on the waiver requests, followed by a 5-yes vote.

The meeting adjourned at 7:25 p.m. on the motion of Norman Saylor.

Submitted by: Sherree Johannes/grp