

MINUTES

Antis Township Planning Commission Meeting

August 21, 2014, Antis Township Meeting Room

ATTENDANCE

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

STAFF

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

VISITORS

Chris Dutrow, Township Engineer; Lucas Parks, The Eads Group, Tipton Baptist Church; Patty Gonder and Gary Snyder, Gonder Minor Subdivision; Joe Snyder and Bill Plummer, Township Residents

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

The Commission Chairman appointed Ginger Patterson to record the minutes for the meeting. The Commission Secretary was unable to attend the meeting.

The minutes of July 17, 2014 were read and approved on the motion of Charles Taylor, and seconded by Tom DelMastro.

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 Townships engineer's response letter by item. The Commission was not inclined to grant waivers to Section 110-27.C.8 requiring a developer's agreement and Section 110-16.3.B and 110-17 requiring financial security.

The developer's engineer noted that a revised parking space design and a landscape plan, including buffer areas, will be submitted to the Township engineer for review.

The developers engineer addressed a comment concerning high volumes of storm water during time of concentrate rain. He indicated that the revised Stormwater plan meets D.E.P. regulations, adds no additional flow and offers a slight reduction of flow during these conditions. The engineer also agreed to submit the specified amount of \$2,000.00 to the Municipal Stormwater Maintenance fund.

Action: Motion was made by Robert Smith, and seconded by Charles Taylor to recommend approval of the waiver request to Section 110-61.B. – All proposed structures shall be no closer than 50’ to any right-of-way line, followed by a 4-0 aye vote. (*The submitted plan proposes a 32’ set-back*)

Motion was made by Charles Taylor, and seconded by Robert Smith to recommend conditional approval of the Tipton Baptist Church Land Development contingent upon resolving all of the remaining items listed on the engineers review letter dated August 19, 2014 and the execution of a Developer’s Agreement to the satisfaction of the Township’s Solicitor, followed by a 4-0 aye vote.

MINOR SUBDIVISION AND SEWAGE FACILITY PLANNING MODULE

1. **Gonder Minor Subdivision**, located along Bel-Tip Road, Antis Township, Blair County. The purpose of this project is to subdivide a portion of property for a single family home. Both lots will be served by public sewer and well water. As part of the application a Sewage Facility Planning Module and a Shared Use and Maintenance Agreement have been submitted.

Discussion: The Commission reviewed the information presented. It was noted that PennDot would not issue a Highway Occupancy Permit for a new lot on this parcel due to a lack of site distance along Bell-Tip Road. For this reason, the Gonder’s have proposed a Shared Use and Maintenance Agreement for an established private road.

Action: Motion was made by Robert Smith, and seconded by Charles Taylor to recommend conditional approval of the Gonder Minor Subdivision as proposed, pending a satisfactory review from the Blair County Planning Commission and the proper execution of a Shared Use and Maintenance Agreement, followed by a 4-0 aye vote.

Motion was made by Robert Smith, seconded by Tom DelMastro to authorize the Chairman of the Planning Commission to complete section J of the Sewage Facility Planning Module, followed by a 4-0 aye vote.

The meeting adjourned at 8:00 p.m. on the motion of Norman Saylor.

Submitted by: Ginger Patterson