



**BLAIR PLANNING COMMISSION AGENDA
REGULAR MEETING on August 29, 2024**

Altoona Water Authority, 900 Chestnut Avenue, Altoona, PA

CALL TO ORDER at 8:30 a.m.

1. Roll Call - to publicly determine which members are present and if a quorum is present.
2. Approval of Minutes - Meeting minutes of June 27 and July 25, 2024 will be considered for approval.
3. Public Comment Period - Public comment will be received at this time on all matters not appearing elsewhere on the agenda. Public comments regarding specific development applications or agenda items will be taken when those items come up for consideration.

DEVELOPMENT APPLICATIONS

4. Graystone Office Building Addition - PennTerra has submitted a request for land development at 1917 East Pleasant Valley Boulevard in Antis Township. The plan proposes a 1,900 sf addition to the existing 3,129 sf building to be used for office space; parking is also proposed with a minimal increase in impervious coverage. A waiver is requested for the 50-foot setback requirement on this corner lot.
5. Staff Level Reviews - Planning staff has reviewed and responded to the following applications since the last meeting. Commission members were given an opportunity via email to review these applications prior to response letters being sent:
 - City of Altoona: Goldizen Subdivision and Lot Merger, 3615 Burgoon Road
 - Allegheny Township: Anthony Pacifico Minor Subdivision - Lot Line Change, 6174 Oak Ave
 - Antis and Logan Townships: Ingham and Chestney Subdivision-Lot Merge, Whopsy Road
 - Blair Township: Mindy Sue Kern Subdivision, 1683 Reservoir Road
 - Blair Township: Robertson-Weber Subdivision, 836 Reservoir Road
 - Blair Township: Kandko LLC Lot Line Relocation
 - Frankstown Township: James & Regina Wolf Side Lot Addition, off Sylvan Oaks Drive
 - Frankstown Township: Norris Subdivision, Scrambler Drive
 - Franktown Township: Stoltz Lot Merger, Scotch Valley and Turkey Valley Roads
 - Freedom Township: Red Tail Ridge Development Lot 2, Red Tail Circle near Puzzletown Rd
 - Huston Township: Martinsburg Sportsman Association Lot Line Change, Sportsmen Club Road and Deafy Hill Road
 - Logan Township: Wertz Subdivision-Lot Merge, Juniata Gap and Curve Roads

REVIEW OF ACTIONS BY GOVERNING BODIES

6. Hollidaysburg Borough Zoning Ordinance Amendment --to address an amendment in Chapter 27 of Ordinance 911 to rezone the area of Newry Street and Porter Alley.

METROPOLITAN CLEARINGHOUSE

7. Staff Level Reviews – Planning staff has reviewed and responded to the following requests since the last meeting. Commission members were given an opportunity via email to review these requests prior to response letters being sent:
 - City of Altoona, GD&F for Altoona Water Authority, Easterly and Westerly CSO Screen Replacement, Water Quality Permit Part II
 - Hollidaysburg Borough and Frankstown Township: Land Studies for Blair County ISC, Brush Run Floodplain Restoration in Sylvan Hills Golf Course at Route 36 through Edgar Street, GIF application form
 - Allegheny Township: Dewberry Engineering for PA DOT Sewer Relocation on SR 3013 over Blair Gap Run, Waterway Obstruction and Encroachment Permit Application
 - Blair Township: Keller Engineers for Blair Township Water and Sewer Authority Extension of Sewage Collection System to Unserved areas, Reservoir Road, Chapter 102 permit application
 - Logan Township: Pennsylvania State University, Altoona Campus AL – Stormwater Facility Improvements, Chapter 105 Water Obstructions and Encroachments; Erosion and Sedimentation Control Plan; and Municipal Land Use Permits
 - Logan Township: Atlas Technical Consultants, NPDES Abandoned Mine and Land Reclamation permit application
 - Snyder Township: Rettew for Tyrone Borough STP, Snyder Township to Little Juniata, NPDES General Information permit renewal
 - Taylor and North Woodbury Townships: Scotch Hill Solutions for Pleasant View Farms, Waste Storage Facility and Silage Leachate

STORM WATER

8. Act 167 Grant Application – Review and approval of Phase I Storm Water Management Plan for Blair County.

ADMINISTRATIVE ITEMS

9. Planning Commissioner Liaison Forum - This is an opportunity for the Commissions' liaison to make any reports, comments, or findings to the Planning Commission.
10. Planning Commissioners' Forum – This is an opportunity for Planning Commission members to bring items of relevant interest to the attention of the body as a whole.
11. Questions from the Media – This is an opportunity for the media to ask any questions needed to clarify any points made or agenda items discussed during the meeting.

12. Announcements

- August 30, PennDOT Connects Meeting (Taylor Township)
- September 2 – Office Closed for Labor Day Holiday
- September 5 and 12 –PennDOT Fall Planning Partners' Weekly Meeting
- September 16 -Government Advisory Committee meeting
- September 18 -Southern Alleghenies Monthly CAP meeting
- September 18-Planning Partners' Bi-Monthly Conference Call
- September 18 -Farm to City Committee meeting
- September 23 -HBCC Steering Committee
- September 24, 25 and 26 -PennDOT Fall Planning Partners' Meeting

ADJOURNMENT

The next board meeting is scheduled for Thursday, September 26, 2024 at 8:30 a.m. at the Altoona Water Authority, 900 Chestnut Avenue, Altoona, PA



Blair Planning

Blair County Planning Commission
Altoona Metropolitan Planning Organization
Blair County Government Advisory Committee

BLAIR COUNTY PLANNING COMMISSION

Regular Meeting Minutes for August 29, 2024

Altoona Water Authority, 900 Chestnut Avenue, Altoona, Pennsylvania

CALL TO ORDER

1. Roll Call --

Members present:

William R. Hall, Chairperson
James M. Dixon, Treasurer
Nicola Ardizzone
Patrick Baechle
Lawrence Carter
Thomas M. Holsinger
Amy Webster, Commissioner

Representing:

Townships Collectively
City of Altoona
City of Altoona
Boroughs Collectively
City of Altoona
Townships Collectively
Commissioner Liaison

Members absent:

Benjamin Postles
Herbert Shelow, Sr., Secretary
Linda Smith

Townships Collectively
Boroughs Collectively
Townships Collectively

Guests:

Walt Frank
Carol Dannenberg

Altoona Mirror
Hollidaysburg Community Watchdog

Staff:

David McFarland III, Planning Director
Sherry Socie, Strategic Planner
MacKenzie Caron, Regional Planner
Emily Evey, Community Planner
Wes Burket, Transportation Planner
Rhonda Kelly, Planning Aide

Staff Absent: none

2. Approval of Minutes – A motion was made to approve Planning Commission meeting minutes; motion passed.

Motion: To approve meeting minutes of June 27, 2024 and July 25, 2024, Item #2 on this agenda:

Moved: Thomas Holsinger

Seconded: Lawrence Carter

Voted: 6 in favor, no abstentions, so ordered by Chairperson

3. Public Comment Period – No public comment.

DEVELOPMENT APPLICATIONS

4. Graystone Office Building – located at 1917 East Pleasant Valley Boulevard in Antis Township. The development plan proposes new construction of a 1,900 sf office space addition to an existing 3,129 sf building. The proposed required parking spaces will result in a minimal increase of impervious coverage. This parcel is a corner lot with frontage to a public roadway. The proposal includes a request for a 35 foot variance in lieu of the 50 foot setback. This is a reasonable request due to the location, scope of the proposal and industry standards. Additional vehicle

trips are predicted but it is not anticipated to have a negative impact on the local transportation system. Although this site contains prime agricultural soils there are no immediate environmental concerns. The site is not located within the 100 year floodplain, it does not contain wetlands nor is it in any Natural Heritage Inventory areas. The site is located within the Little Juniata River Watershed; however, minimal impacts are expected as a result of this proposal.

In summary, this proposal is consistent with countywide planning efforts as presented in the *Alleghenies Ahead* Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County.

Motion: To approve the staff actions and recommendations for Item #4 on this agenda
Moved: Lawrence Carter
Seconded: James Dixon
Voted: 6 in favor, no abstentions, so ordered by Chairperson

5. Staff Level Reviews – Planning staff has reviewed and responded to the following applications since the last meeting. Commission members were given an opportunity via email to review these applications prior to response letters being sent:

- City of Altoona: Goldizen Subdivision and Lot Merger, 3615 Burgoon Road
- Allegheny Township: Anthony Pacifico Minor Subdivision – Lot Line Change, 6174 Oak Ave
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- Frankstown Township: Stoltz Lot Merger, Scotch Valley and Turkey Valley Roads
- Freedom Township: Red Tail Ridge Development Lot 2, Red Tail Circle near Puzzletown Rd
- Huston Township: Martinsburg Sportsman Association Lot Line Change, Sportsmen Club Rd and Deafy Hill Rd
- Logan Township: Wertz Subdivision-Lot Merge, Juniata Gap and Curve Roads

Motion: To approve the staff actions and recommendations for Item #5 on this agenda
Moved: Lawrence Carter
Seconded: Patrick Baechle
Voted: 6 in favor, no abstentions, so ordered by Chairperson

REVIEW OF ACTIONS BY GOVERNING BODIES

6. Hollidaysburg Borough Zoning Ordinance Amendment – The proposed zoning ordinance amendment is the result of a Petition to Rezone submitted by McLanahan's. The amendment would allow a parcel along Newry Street currently zoned Residential Business to be rezoned to Limited Industrial. If the amendment is approved, McLanahan's will propose to merge this parcel with an adjoining parcel already zoned Light Industrial with the intent for future development to construct a new multipurpose office building for administrative offices, training, research and development and meeting rooms, as well as additional parking for the local growing workforce.

Overall, the proposed zoning amendment is consistent with the land use provided in the countywide planning efforts presented in the *Alleghenies Ahead* Regional Comprehensive Plan.

Motion: To approve the staff actions and recommendations for Item #6 on this agenda
Moved: Patrick Baechle
Seconded: Thomas Holsinger
Voted: 6 in favor, no abstentions, so ordered by Chairperson

METROPOLITAN CLEARINGHOUSE

7. Staff Level Reviews – Planning staff has reviewed and responded to the following requests since the last meeting. Commission members are given opportunity via email to review these requests prior to response letters being sent:
- **City of Altoona**, GD&F for Altoona Water Authority, Easterly and Westerly CSO Screen Replacement, Water Quality Permit Part II
 - **Hollidaysburg Borough and Frankstown Township**: Land Studies for Blair County ISC, Brush Run Floodplain Restoration in Sylvan Hills Golf Course at Route 36 through Edgar Street, GIF application form
 - **Allegheny Township**: Dewberry Engineering for PA DOT Sewer Relocation on SR 3013 over Blair Gap Run, Waterway Obstruction and Encroachment Permit Application
 - **Blair Township**: Keller Engineers for Blair Township Water and Sewer Authority Extension of Sewage Collection System to Unserved areas, Reservoir Road, Chapter 102 permit application
 - **Logan Township**: Pennsylvania State University, Altoona Campus AL – Stormwater Facility Improvements, Chapter 105 Water Obstructions and Encroachments; Erosion & Sedimentation Control Plan; Municipal Land Use Permits
 - **Logan Township**: Atlas Technical Consultants, NPDES Abandoned Mine & Land Reclamation permit application
 - **Snyder Township**: Rettew for Tyrone Borough STP, Snyder Township to Little Juniata, NPDES General Information permit renewal
 - **Taylor and North Woodbury Townships**: Scotch Hill Solutions for Pleasant View Farms, Waste Storage Facility and Silage Leachate

Motion: To approve the staff actions and recommendations listed for Item #7 on this agenda

Moved: Nicola Ardizzone

Seconded: James Dixon

Voted: 6 in favor, no abstentions, so ordered by Chairperson

STORMWATER MANAGEMENT

8. Stormwater Management Plan (SWMP) – Mr. McFarland explained that the PA DEP now proposes stormwater management is to be done as a full countywide plan rather than by each watershed jurisdiction. The Plan is to look at hydric soils, slopes, floodplains and streams, the topography and general layout of what impacts the water penetrating the ground versus running off. Vast areas of Blair County are not impervious cover, the majority of development is occurring in the City of Altoona, Hollidaysburg and Duncansville Boroughs and the adjoining Townships, as well as along I-99. Although agricultural development in the Cove area does not significantly impact impervious coverage, but in terms of runoff, without proper field treatment, the development can produce water quality issues such as nitrates and sediment. The Stormwater Management Plan (SWMP) will integrate the County's Hazard Mitigation Plan and the Southern Alleghenies Countywide Action Plan (CAP). CAP is a four-county effort coordinated by the Southern Alleghenies Planning and Development Commission that focuses on the Chesapeake Bay issues.

There are two phases of the SWMP. Phase I directs the counties to obtain comments focused on the water and the development (current and future) in the County. The comments were obtained as a piggy-back on the hazard mitigation outreach sessions at public workshops and municipal meetings.

Phase II of the SWMP will consist of prioritized projects. Chairman Hall noted the Pennsylvania Avenue bridge in Tyrone Borough that creates flood issues. Phase II will also look at the who, how, when, where and the cost. The State Water Planning Advisory Committee will determine the feasibility of the projects and prioritize the needs. Mr. McFarland responded to Commissioner Webster's question that once the full Plan is submitted, it will take four years for the State to address the Plan and its projects to determine if it agrees. A brief dialogue was heard on separating the stormwater system regarding the Chesapeake Bay filtration reduction plan.

Mr. McFarland stated the three elements of the SWMP are: 1) prioritize projects; 2) develop a new model ordinance for municipal adoption; and 3) model our watersheds, that means understand where the water comes from, how it gets where it is going, what can be done and what are the impacts when the rain falls. He reviewed a slide presentation on various projects and costs.

Motion: To submit the Phase I grant application to the PA DEP as listed in Item #8 on this agenda

Moved: Nicola Ardizzone

Seconded: James Dixon

Voted: 6 in favor, no abstentions, so ordered by Chairperson

ADMINISTRATIVE ITEMS

9. Announcements – Chairman Hall stated he is sad to announce that Sherry Socie is leaving the Planning Commission and will be losing talent. Commissioner Webster commented that they are happy to be receive her.

Mr. Baechle commended Sherry for her hard work. Chairman Hall appreciates all that she has done and that she is a quality employee. Mr. Holsinger added that she will be sadly missed.

Mr. McFarland stated the Commission has received five or so applications and that he is in the process of setting up interviews. Dialogue was heard on the challenge of retaining employees on a county-wide basis.

Mr. McFarland will be on vacation beginning this afternoon, returning Monday, September 9.

Mr. McFarland has been asked to sit on a housing forum panel on October 2, 2024.

The annual PA APA Conference is scheduled for October 13 to 15 and registration is now open. Mr. McFarland reminded the Board members the budget includes (and always has) registration for two Board members. If any Board members are interested to attend, they should contact the Planning Commission staff.

10. Commissioner Liaison Forum –Commissioner Webster commented how the aspect of planning impacts some of what the County Commissioners are working on, such as the acquisition of property to build a new jail. She did not realize the number of areas in Blair County that are impacted by toxic waste. There were several potential properties that were taken off the table for consideration because they are undevelopable due to toxic waste issues. There are a couple properties still up for consideration and they are hopeful to move the project along, as the current jail is worse every day and the maintenance cost is unbelievable. It is anticipated that the new jail will include juvenile facilities and that may also include space for Blair County should be able to rent space to other counties in need of a juvenile facility.

Commissioner Webster also noted that the Planning aspect touches on the Commissioners trails discussion in that the White Bridge is included the Plan and that the White Bridge is a part of the discussion on the trails connection system; the bridge would not be accessible for vehicles but certainly can be used by pedestrians and bicycles. The County will look to the Conservation System for help with the trail system connections in the County. Commissioner also commented that she sees what building a trail system would do to help alleviate some of the flood impacts along the river. The Commissioners have plans that would be in line with some of what we are talking about here. The Commissioners want to create a forum to encompass trails but also to include parks and recreations to all work together.

11. Commissioners' Forum – Chairman Hall reiterated the issue of employee retention and that the Planning Commission is short-staffed and being responsive to the municipalities.
12. Question From the Media – Mr. McFarland responded to Walt Frank that the Strategic Planner position is currently posted and that applications have been received.

13. Upcoming Events:

- August 30, PennDOT Connects Meeting (Taylor Township)
- September 2 – Office Closed for Labor Day Holiday
- September 5 and 12 –PennDOT Fall Planning Partners’ Weekly Meeting
- September 12 – Blair Chamber Breakfast Club w/ Commissioners’ Forum
- September 16 -Government Advisory Committee meeting
- September 18 -Southern Alleghenies Monthly CAP meeting
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ADJOURNMENT

The next Planning Commission Board meeting is scheduled for 8:30 a.m. on Thursday, September 26, 2024 at the Altoona Water Authority, 900 Chestnut Avenue, Altoona, Pennsylvania.

Motion: To adjourn the meeting at 9:30 a.m.

Moved: James Dixon

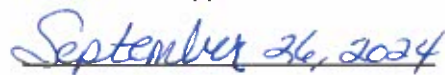
Seconded: Thomas Holsinger

Voted: 6 in favor, no abstentions, so ordered by Chairperson

Respectfully Submitted

A handwritten signature in blue ink, reading "Rhonda Kelly", written over a horizontal line.

Date Minutes Approved

A handwritten date in blue ink, reading "September 26, 2024", written over a horizontal line.