



**BLAIR COUNTY PLANNING COMMISSION**  
Regular Meeting of October 26, 2023, 8:30 AM  
Altoona Water Authority, 900 Chestnut Avenue, Altoona, Pennsylvania

## AGENDA

### CALL TO ORDER

1. Roll Call – The meeting will begin with a roll call of the members to publicly determine who is present as well as determine if a quorum is present.
2. Approval of Minutes – The Minutes of the September 28, 2023 will be considered for approval.
3. Public Comment Period – Public comment will be received at this time.
4. Commissioner Liaison Forum – This is an opportunity for the Commissioners' liaison to make any reports, comments, or findings to the Planning Commission.

### DEVELOPMENT APPLICATIONS

5. PSU Altoona Campus – located at 3074 Campus Drive in the City of Altoona. The development plan proposes renovations to the Cypress Building.
6. New Refresh Med Spa – located at 608-616 Pleasant Valley Boulevard in the City of Altoona. The development plan proposes combining two parcels into one and to construct a new 2,400 square foot one and half story medical building,
7. Blair Senior Services Facility – located at 271 Loop Road in the Borough of Hollidaysburg. The development plan proposes contraction of a new maintenance building and associated site improvements. The proposed plan also includes contraction of a new salt storage facility.
8. Bickel's Surplus Warehouse – located off Old 6<sup>th</sup> Avenue Road in Antis Township. This development plan proposes construction of a new 11,800 square-foot building.
9. Graystone Office Building – located at 1917 East Pleasant Valley Boulevard in Antis Township. This development plan proposes a 3,465 square-foot office addition to an existing building.

10. **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: 58<sup>th</sup> Street Lot Line Change, 5901 6<sup>th</sup> Avenue
- City of Altoona: Zane Otto & Rosehill Cemetery No-Impact Subdivision, 531 Rosehill Drive
- Allegheny Township: Jo Ann Sass Lot Line Change, Tree Lane in Woodland Terrace
- Antis Township: Nathaniel and Jessica Diehl Subdivision, 2023 Reightown Road
- Freedom Township: Victor Ritchey Lot Line Change, Paw Paw Road (T359)
- Taylor Township: Daniel Zimmerman Sewage Planning Module, 4227 Cove Mountain Road

#### **ACTIONS BY GOVERNING BODIES**

11. **Hollidaysburg Borough Rezoning Petition** – BC Holdings 2020 LLC petitioned to rezone property situated in Hollidaysburg Borough (Stowell Farm property), specifically Tax Parcel Nos. 11.06-14.-001.000 and 11.06-14.-003.00-000. The land is currently zoned for Traditional Neighborhood Development (TND); the request is to rezone the property as General Residential (R2). The tract of land includes parcels situated in Blair Township, parcel nos. 04.00-04.-029.00-000 and 04.00-04.-074.00-000.

#### **METROPOLITAN CLEARINGHOUSE**

12. **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:

- Allegheny Township – Dewberry Engineers, Inc. for PennDOT – Application to PA DEP for Chapter 105 Water Obstructions and Encroachments General Permit (GP-11) – Replacement of SR3013 Bridge over Blair Gap Run
- Allegheny and Blair Townships – Dewberry Engineers, Inc. for PennDOT – Application to PA DEP for Chapter 105 Water Obstructions and Encroachments General Permit (GP-11) – Replacement of SR3013 Bridge over Dry Run
- Antis Township – Herbert, Rowland & Grubic, Inc for Northern Blair County Regional Sewer Authority – Application to PA DEP for Chapter 105 Water Obstructions and Encroachments General Permit (GP-11) – Replacement of existing sanitary sewer crossing, Pinecroft Meter Rehabilitation
- Logan Township – April Maher – Application to PA DEP for National Pollutant Discharge Elimination System (NPDES) Permit and Water Quality Management Part II Permit – Single residence sewage treatment plant, White Fox Road
- Taylor Township – Thomas Wareham Trucking – Application to PA DEP for Chapter 102 Permit for Land Development – Construction of Storage Building
- Woodbury Township – BluAcre LLC for Robert and Lisa Leamer of Mocks Bridge Road – Application to PA DEP for General Permit (GP-03) for bank stabilization – Clover Creek Stream Restoration Project

#### **ADMINISTRATIVE ITEMS**

13. **Planning Director's Report** – The Director will give an update on planning activities.

14. **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.

15. **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.

16. Upcoming Events:

- November 3 – CPDAP Membership Meeting
- November 14 – Hazard Mitigation Planning Training
- November 10 – Veteran’s Day – Office Closed
- November 15 – Southern Alleghenies CAP monthly meeting
- November 19 – Huntingdon Count Active Transportation Plan
- November 20 – SCCBA (South Central Counties Boroughs Association)
- November 23 and 24 -Thanksgiving Holiday – Office Closed
- November 27 – HBCC Steering Committee
- December 11 – MPO Meeting
- December 11 – Hazard Mitigation Meeting
- December 14 – BCPC Annual Meeting – Holiday Social
- December 25 – Christmas – Office Closed

**ADJOURNMENT**

The next board meeting will be the Annual Meeting – Holiday Social and is scheduled for December 14, 2023 beginning at 4:30 p.m. for the Annual Meeting. Holiday Social Dinner to be served at 5:45 at Fort Roberdeau in the White Oak Hall.