



BLAIR PLANNING COMMISSION AGENDA
REGULAR MEETING on September 26, 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 August 29, 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. Dollar General - Duncansville - Larson Design Group has submitted a request for a Subdivision Land Development at 16474 Dunnings Highway in Blair Township. This project proposes new construction of a 10,640 sf commercial store.
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: Cloud Lot Consolidation, 1110 N. 8th Avenue
 - Blair Township: Snowberger No-Build Subdivision, 298 River Road
 - Blair Township: Stephen D. Roberts Subdivision, 16474 Dunnings Highway (part of Dollar General Development Plan)
 - Antis Township: Dollar General - Tractor Supply Subdivision, Pleasant Valley Boulevard
 - Greenfield Township -Berkhimer Farm Lot Line Adjustment, 265 Berkhimer Road
 - Juniata Township -Sharon and Randy Ritchey Subdivision, Coppock Road
 - Logan Township -Badorrek Subdivision - Lot Consolidation, Princeton Road

REVIEW OF ACTIONS BY GOVERNING BODIES

6. Hollidaysburg Borough - for the proposed Rezoning Amendment Petition in the area of Murphy Street, Bedford Street, Porter Alley and to Blair Township.

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:
 - Bellwood Borough, Stiffler McGraw for Bellwood Borough Authority, Sanitary Sewer System Improvements, Water Quality Management Permit (Part II)

- Allegheny, Frankstown and Logan Townships, The EADS Group for PA DOT Drainage Improvements and Culvert Replacement, Stormwater and Floodplain Management Consistency Verification
 - Blair Township: Stiffler McGraw, for Freedom Township Water & Sewer Authority, Newry Pump Station Upgrades, Blair Township, PennVEST funding application
 - Catharine, Logan, Woodbury & Porter Townships, Blair and Huntingdon Counties: Warrior Ridge 46kV W-Line Rebuild Project, Chapter 102 permit application
 - North Woodbury Township: CurryFluidPower (Curry Realty), Transfer NPDES No Exposure Certification Permit
 - Snyder Township: Federal Carbide Company, One Eagle Ridge Road, Synthetic Minor Air Permit renewal application
 - Snyder Township: Rettew for Tyrone Borough STP, Snyder Township to Little Juniata, WQM permit amendment for organic capacity rerate
 - Taylor and North Woodbury Townships, DShenk Consulting LLC for Pleasant View Farms, NPDES CAFO renewal
8. Bellwood Borough Authority -PennVEST funding application for Sanitary Sewer System Improvements to replace approximately 3,920 L.F. of sewer main, manholes, laterals and other necessary appurtenances in certain areas of Bellwood Borough and Antis Township.
9. Hollidaysburg Borough - Railroad Crossing Elimination grant program for a pedestrian overpass for safe community mobility and to strengthen connections between local businesses, parks, trails and residential neighborhoods.
10. Blair County - Proposed project for inclusion in multi-year CDBG Funding application:
Borough of Hollidaysburg: Bedford Street Flood Drainage Improvement Project (multi-year funding (FY 2021-2022-2023) - CDBG =\$85,000.00; Federal = \$205,312.00; State = \$690,000.00; Local = \$20,376.00 for a total project amount of \$1,000,688.00.

COMPREHENSIVE PLANNING

11. All Together Altoona - Update on the status of the ordinance rewrite for the City of Altoona.
12. Hollidaysburg Comprehensive Plan - Update on the status of the Hollidaysburg Comprehensive Plan and public outreach sessions.

HAZARD MITIGATION

13. BRAVE 2025 - Update on the status of the county hazard mitigation plan.

PUBLIC HEALTH

14. Health Blair County Coalition - Status of the 2025 Community Health Needs Assessment and any updates on the activities of the Coalition.

STORM WATER

15. 2025 Storm Water Management Plan - Brief update on the status of the storm water management planning and the Phase II funding.

ADMINISTRATIVE ITEMS

16. Planning Director's Report – The Planning Director will give an update on any administrative matters of concern.
17. Planning Commissioner Liaison Forum - This is an opportunity for the Commissioners' liaison to make any reports, comments, or findings to the Planning Commission.
18. 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.
19. 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.
20. Announcements
 - October 1 – ACPC Monthly Meeting
 - October 2 – Regional Housing Summit
 - October 3 – Chamber Policy Meeting
 - October 3 – Local Emergency Planning Committee
 - October 7 – Hollidaysburg Comprehensive Plan Open House, Wards 3 and 6
 - October 13 to 15 – APA Planning Conference
 - October 14 – Indigenous Peoples Day – BCPC Office Closed
 - October 16 – Southern Alleghenies CAP monthly meeting
 - October 24 – Outdoor Rec and Active Transportation Subcommittee meeting
 - October 25 – CPDAP quarterly meeting
 - October 28 – HBCC Steering Committee meeting
 - October 31 – Halloween ...costumes for the BCPC meeting are optional!

ADJOURNMENT

The next board meeting is scheduled for Thursday, October 31, 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 September 26, 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
Patrick Baechle
Nicola Ardizzone
Thomas M. Holsinger

Representing:

Townships Collectively
City of Altoona
Boroughs Collectively
City of Altoona
Townships Collectively

Members absent:

Herbert Shelow, Sr., Secretary
Lawrence Carter
Benjamin Postles
Linda Smith
Amy Webster, Commissioner

Boroughs Collectively
City of Altoona
Townships Collectively
Townships Collectively
Commissioner Liaison

Guests:

Walt Frank
Carol Dannenberg
Regis Nale

Altoona Mirror
Hollidaysburg Community Watchdog
Hollidaysburg Community Watchdog

Staff:

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

Staff Absent: Wes Burket, Transportation Planner

2. Approval of Minutes – A motion was made to approve the Planning Commission minutes of the August 29, 2024 meeting; Motion passed.

Motion: To approve the minutes of the August 29, 2024 meeting, Item #2 on this agenda:

Moved: Patrick Baechle

Seconded: Thomas Holsinger

Voted: 5 in favor, no abstentions, so ordered by Chairperson

3. Public Comment Period – No public comment.

DEVELOPMENT APPLICATIONS

4. Dollar General, Duncansville – located at 16474 Dunnings Highway in Blair Township. Ms. Evey explained this proposed subdivision and development plan is a subdivision of one lot into two; one lot for the new construction of a Dollar General store and the other lot maintained as a residential lot owned by Stephen Roberts with both parcels having public roadway frontage. It is recommended the developer contact Blair Township and PennDOT to address traffic concerns for the anticipated increase in vehicular traffic. A 24-foot, bi-directional access drive to the commercial site opens into two 36-foot, bi-directional drive aisles for truck deliveries; it is recommended, if feasible, that the drive aisles be reduced to 24-feet to eliminate excess impervious surface. There are 35 parking spaces proposed that include two (2) ADA spaces and a public, pedestrian walkway is also proposed along Dunnings Highway. The proposed parking does not meet the Township's requirements but the proposed spaces should suffice; the developer has requested a waiver to address the parking. It is recommended that an inverted, U-style bicycle rack be installed on the site and that any exterior lighting be shielded and directed to reduce headlight glare on the roadway and neighboring properties.

Landscape shrubbery is included in the development plan along Dunnings Highway, however it is also recommended that street trees be included in the landscaping along Dunnings Highway and along the southern border of the site to eliminate headlight glare. Additionally, it is recommended that an alternative to the hatch-painted parking area be utilized to reduce the impervious area.

The site is not within the 100-year floodplain, does not include wetlands or Natural Heritage Inventory areas. Although the site is located within an FAA area, it is not anticipated to be a hazard to air traffic; however, the developer is required to submit to PennDOT BOA and is subject to the Township's Airport Hazard Ordinance. Additionally, the site is located within the Frankstown Branch of the Juniata River; the proposed plan includes stormwater improvements with an underground infiltration basin.

In summary, this proposal is generally 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.

The Planning Commission states it is available to Blair Township if they need assistance with this development in terms of the airport hazard ordinance.

Motion: To approve the staff actions and recommendations for Item #4 on this agenda

Moved: James Dixon

Seconded: Nicola Ardizzone

Voted: 5 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: Cloud Lot Consolidation, 1110 N. 8th Avenue
 - Blair Township: Snowberger No-Build Subdivision, 298 River Road
 - Blair Township: Stephen Roberts Subdivision, 16474 Dunnings Highway (Dollar General Development Plan)
 - Antis Township: Dollar General – Tractor Supply Subdivision, Pleasant Valley Boulevard
 - Greenfield Township -Berkhimer Farm Lot Line Adjustment, 265 Berkhimer Road
 - Juniata Township -Sharon and Randy Ritchey Subdivision, Coppock Road
 - Logan Township -Badorrek Subdivision – Lot Consolidation, Princeton Road

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

REVIEW OF ACTIONS BY GOVERNING BODIES

6. Hollidaysburg Borough Zoning Amendment– Ms. Evey presented the Borough’s proposed amendment to Ordinance No. 913. The amendment addresses a Petition to Rezone two tax parcels in the area of Murphy and Bedford Streets and Porter Alley to Blair Township. The Petition requests the current TND (Traditional Neighborhood Development) be rezoned to a CR (Conservation Recreation) district. The purpose of this rezoning request is for the future development of a new Great Commission School; the school would be a permitted, suitable use under the CR zoning classification and a CR zone may also help reduce flooding to neighboring properties. Environmentally, portions of the area are within the 100-year floodplain and include steep slopes and prime ag soils. Any future development should align with the Borough’s SALDO and the County’s Comprehensive Plan.

It was noted that this proposed property area is part of the previous Stowell Farm review that had proposed an amendment to re-zone the property as R2. The Board determined that it would not be consistent with the County’s Comprehensive Plan. That review also determined that TND was not the proper designation and according to the County’s Comprehensive Plan, that a CR designation would be the most compatible zoning. The purpose of this proposed amendment was reiterated as a rezoning for the future development of a school but that no development plan has been submitted to date.

Ms. Caron addressed the stormwater concern raised about development on this property and explained that any development on the property would require meeting the stormwater regulations. She also noted the Borough has acquired a portion of the property for a stormwater mitigation project and that this zoning amendment action in itself is consistent with the comprehensive plan. Discussion followed.

In summary, this proposal zoning ordinance amendment 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 #6 on this agenda
Moved: James Dixon
Seconded: Nicola Ardizzone
Opposed: Patrick Baechle
Vote: 4 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:
- Bellwood Borough, Stiffler McGraw for Bellwood Borough Authority, Sanitary Sewer System Improvements, Water Quality Management Permit (Part II)
 - Allegheny, Frankstown and Logan Townships, The EADS Group for PA DOT Drainage Improvements and Culvert Replacement, Stormwater and Floodplain Management Consistency Verification
 - Blair Township: Stiffler McGraw, for Freedom Township Water & Sewer Authority, Newry Pump Station Upgrades, Blair Township, PennVEST funding application

- Catharine, Logan, Woodbury & Porter Townships, Blair and Huntingdon Counties: Warrior Ridge 46kV W-Line Rebuild Project, Chapter 102 permit application
- North Woodbury Township: CurryFluidPower (Curry Realty), Transfer NPDES No Exposure Certification Permit
- Snyder Township: Federal Carbide Company, One Eagle Ridge Road, Synthetic Minor Air Permit renewal application
- Snyder Township: Rettew for Tyrone Borough STP, Snyder Township to Little Juniata, WQM permit amendment for organic capacity rerate
- Taylor and North Woodbury Townships, DShenk Consulting LLC for Pleasant View Farms, NPDES CAFO permit renewal

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

Moved: Nicola Ardizzone

Seconded: Patrick Baechle

Voted: 5 in favor, no abstentions, so ordered by Chairperson

8. Bellwood Borough Authority –PennVEST funding application for Sanitary Sewer System Improvements to replace approximately 3,920 L.F. of sewer main, manholes, laterals and other necessary appurtenances in certain areas of Bellwood Borough and Antis Township.

Motion: To approve the staff actions and recommendations listed for Item #8 on this agenda

Moved: Patick Baechle

Seconded: Thomas Holsinger

Voted: 5 in favor, no abstentions, so ordered by Chairperson

9. Hollidaysburg Borough – Railroad Crossing Elimination grant program for a pedestrian overpass for safe community mobility and to strengthen connections between local businesses, parks, trails and residential neighborhoods.

Motion: To approve the staff actions and recommendations listed for Item #9 on this agenda

Moved: Patick Baechle

Seconded: James Dixon

Voted: 5 in favor, no abstentions, so ordered by Chairperson

10. Blair County CDBG Entitlement Funding Application – This is a CDBG Funding application for the proposed Bedford Street Flood Drainage Improvement Project in the Borough of Hollidaysburg, specifically the Gaysport area. The proposed project would utilize multi-year CDBG funds (FY 2021-2022-2023) as follows – CDBG =\$85,000.00; Federal = \$205,312.00; State = \$690,000.00; and Local = \$20,376.00. The total project amount is \$1,000,688.00. The project is consistent with the County's Comprehensive Plan. The site map was reviewed to clarify the project area and discussion ensued.

Motion: To approve the staff actions and recommendations listed for Item #10 on this agenda

Moved: James Dixon

Seconded: Patrick Baechle

Voted: 5 in favor, no abstentions, so ordered by Chairperson

COMPREHENSIVE PLANNING METROPOLITAN CLEARINGHOUSE

Planning Director Dave McFarland suggested the review of Agenda Item #12 be switched with Item #11.

11. Hollidaysburg Comprehensive Plan – Ms. Caron reported that Blair Planning Commission is assisting Hollidaysburg Borough to complete an update of the Borough's Comprehensive Plan. Two of three

scheduled public open house events have had excellent turnout and the third and final open house is scheduled in two weeks. The public's input provides for things not included or overlooked in the original plan. Ms. Caron complimented Ms. Evey's efforts on social media outreach to mobilize the community's participation. This outreach will bolster the initial outreach that was performed in 2020 during the pandemic that does not reflect the current concerns of the community. The Borough anticipates the Plan will be completed and adopted by end of January/February 2025. The Borough Manager, Ethan Imhoff is a certified planner and the Borough's Director of Community Development, Andrew Holodnik is also the Zoning and Code Enforcement Officer; together they want Planning to be the focus of what community development looks like for Hollidaysburg Borough

12. All Together Altoona – Mr. McFarland reported that the City's Comprehensive Plan was adopted over the summer. CZB is currently assisting them in updating their ordinances. There will be several public outreach meetings scheduled near the end of October.

HAZARD MITIGATION

13. BRAVE 2025 – The written Plan is coming together for submittal to PEMA at the end of October; PEMA will then submit the Plan to FEMA for approval and is returned to the Planning Commission; the Planning Commission distributes the Plan the municipalities for adoption. FEMA requires at least one municipality adopts the Plan by February 14, 2025.

PUBLIC HEALTH

14. Healthy Blair County Coalition – The Coalition is currently in the middle of a Community Health Needs Assessment, which is conducted every three years. The timeframe for public outreach has ended and that data will provide an idea of what the health needs are for Blair County. The purpose of a CHNA (Community Health Needs Assessment) is to assist health care providers to align their resources to meet the needs of the community. The Planning Commission's role is to assist in data collection and analysis and we are actively involved in the Let's Move, Let's Move Into Kindness and the Food for Life programs.

Recently the working committees at HBCC have been transitioned to the United Way and in keeping the Coalition going, it satisfies one of the goals of the County's Comprehensive Plan. Ms. Evey added that they are also involved in the America 250 planning with the Let's Move Committee. Mr. McFarland explained that America 250 is the celebration of the Declaration of Independence in the year 2026.

STORM WATER

15. 2025 Storm Water Management Plan – The grant application for the Stormwater Management Plan was submitted last month. The Planning Commission received acknowledgment from PA DEP that they received the application and are currently processing it. Phase II contracts are expected to be out by end of December so the Planning Commission could process it at the January meeting then get an RFP out and maybe have things under way by March with an 18 month timeline to complete the project. Phase II consists of three prongs: 1) identify best practices; 2) establish a county-wide model ordinance for the municipalities to adopt; and 3) get a stormwater model in place for the significant areas in the County. Chairman Hall asked Mr. McFarland about the duplicated efforts listed in both the current Hazard Mitigation Plan and what would be listed in a Stormwater Plan. Mr. McFarland explained that under the current Hazard Mitigation Plan (not the updated version), that FEMA had asked Blair County to recognize that flooding is not only a natural hazard but is also a manmade hazard in Blair County. If the stormwater is more aggressively and better managed, a significant amount of the flooding can be reduced. Some of the best practices and model ordinances will be flood-oriented and development will be low-impact, low maintenance solutions such as rain gardens and swales in individual yards, things that will not require people to get down in drains to do clean outs every couple months.

ADMINISTRATIVE ITEMS

16. Mr. McFarland addressed and reported on the following:

- Fort Roberdeau contract -A technical vote is required from the Board to enter a contract with Fort Roberdeau to host the Planning Commission's Christmas celebration at no cost to rent the facility.

Motion: To approve a contract with Fort Roberdeau's facility to hold the Holiday celebration.

Moved: Patrick Baechle

Seconded: James Dixon

Voted: 5 in favor, no abstentions, so ordered by Chairperson

- The Government Advisory Committee (GAC - The final numbers for the local share increase were presented at the last GAC meeting, which met with some resistance. A detail of the increase will be included with the invoices to be sent to the municipalities. At that same meeting the seating of the Planning Commission members was discussed in terms of regionalizing membership rather than doing so by municipal types. This idea was well received by the GAC. Chairman Hall raised the question of the need to change the Commission's by-laws and how municipalities may be affected. Mr. McFarland responded that this needs looked at and that the County Commissioners will need to be in agreement.
- Commission Membership – Although not formally submitted, Commission Member Linda Smith has expressed to Mr. McFarland that she plans to resign due to time conflicts affecting attendance at the Planning Commission meetings.

17. Commissioner Liaison Forum –Commissioner Webster was not in attendance for this meeting.

18. Commissioners' Forum – Mr. responded to Chairman Hall's concern regarding recreation, stating that himself and Mr. Burket, the Transportation Coordinator are compiling an inventory of trails to put together a plan since before WalkWorks. Dave and Wes will take the Plan to a subcommittee on Monday the 25th for their review and comments. Anyone with comments, concerns, or ideas should contact Mr. McFarland.

Mr. McFarland stated that Ms. Caron requested to exchange the Pennsylvania Planners Conference to instead attend in November a tri-state Planning conference in the state of Indiana. At this conference there will be discussions that are very germane to some things that are taking place in the Borough of Hollidaysburg and possibly in Antis Township.

The Regional Housing Summit on October 2 is being put on by request by the State Realty Association, at which Mr. McFarland will be a speaker. The purpose of the summit is to try to address some of the housing needs, including the 'missing middle' and also to address some of the financial and regulatory hurdles.

19. Question From the Media – Mr. Frank asked for clarification on what is needed to change the Commission to a regional membership. Mr. McFarland responded that the change would require action by the County Commissioners. Mr. Frank also asked if Ms. Caron had filled Sherry Socie's vacant position; Ms. Caron responded she had not. Chairman Hall pointed out that Ms. Caron did rejoin the Planning Commission at full time status.

20. Upcoming Events:

- October 1 – ACPC Monthly Meeting
- October 2 – Regional Housing Summit
- October 3 – Chamber Policy Meeting
- October 3 – Local Emergency Planning Committee
- October 7 – Hollidaysburg Comprehensive Plan Open House, Wards 3 and 6
- October 13 to 15 – Pennsylvania Planning Conference
- October 14 – Indigenous Peoples Day – BCPC Office Closed
- October 16 – Southern Alleghenies CAP monthly meeting
- October 24 – Outdoor Rec and Active Transportation Subcommittee meeting
- October 25 – CPDAP quarterly meeting
- October 28 – HBCC Steering Committee meeting
- October 29 – Regional Operations Stakeholder Meeting, PennDOT District 9 Central Region
- October 31 – Halloween ...costumes for the BCPC meeting are optional!

Adjournment

The next Planning Commission Board meeting is scheduled for 8:30 a.m. on Thursday, October 31, 2024 at the Altoona Water Authority, 900 Chestnut Avenue, Altoona, Pennsylvania.

Motion: To adjourn the meeting at 9:36 a.m.
Moved: Thomas Holsinger
Seconded: James Dixon
Voted: 5 in favor, no abstentions, so ordered by Chairperson

Respectfully Submitted

Rhonda Kelly

Date Minutes Approved

October 31, 2024

