



Blair Planning

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

BLAIR PLANNING COMMISSION AGENDA MONTHLY MEETING & ANNUAL HOLIDAY SOCIAL December 12, 2024 -- Fort Roberdeau's White Oak Hall 383 Fort Roberdeau Road, Altoona, Pennsylvania, PA

CALL TO ORDER at 4:00 p.m.

1. Roll Call - to publicly determine which members are present and if a quorum is present.
2. Annual Greeting and Remarks - The Chairperson will give an annual greeting to the gathered guests and supportive family members and make any additional remarks he deems fit.
3. Approval of Minutes - Meeting minutes of October 31, 2024 will be considered for approval.
4. 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.
5. Introductions - The Planning Director will introduce two new partners working with Blair Planning on projects and services.
 - Zhorea McAnuff- Zhorea is in an AmeriCorps position working on public health issues throughout the County. She is partnering with Blair Planning with some WalkWorks projects and other active living concepts.
 - Jeff Raykes - Jeff is the Principal at Stuart Consulting and, pending contract execution, will be undertaking our development reviews from here forward.

DEVELOPMENT APPLICATIONS

6. A. Duie Pyle - A. Duie Pyle proposes construction of a new maintenance building, truck/trailer and associate parking and associated access drives and stormwater management improvements along Cotton Town Road.
7. Old Blair Six Solar Farm - SR1 Captura Sage Holdco I, LLC and Penn Renewables, LLC; Blair Old Six I LLC; and Blair Old Six II LLC propose to develop a distribution-scale solar project, consisting of two separate solar arrays, collectively known as Blair Old Six Solar Projects, on approximately 70 acres in Logan Township along Old Sixth Avenue and Burgmeier Drive.
8. 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: Good Properties LLC Subdivision-Lot Merge, 1906-1908 2nd Avenue
 - City of Altoona: Hooper Lot Consolidation, 4601 Lynndale Road

- City of Altoona: Morris No-Impact Subdivision, 3511-3513 Baker Boulevard
- City of Altoona: Zucal No-Impact Subdivision, 2006 10th Avenue
- Allegheny Township: Klaiber and Where You Belong, Zimmerman Lane and Ickes Lane
- Allegheny Township: Nichols Subdivision, Sugar Run Road
- Antis Township: Hunter Lot Line Change, Shawley Lane
- Antis Township: Cumming Subdivision, Kings Highway
- Catharine Township: Weaver – Zimmerman Lot Line Relocation, US Route 22
- Frankstown Township: Kissel Lot Line Change, Scotch Valley Road
- Logan Township: Manbeck Subdivision, 297 Shannon Road
- Taylor Township: Metzler Lot Line Change, Cove Mountain Road

METROPOLITAN CLEARINGHOUSE

9. Blair Township – Letter of support: Mountain Home Community Park project, grant application.
10. 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:
 - Frankstown Township: Shenlf LLC for Perry Orchard Subdivision, Chapter 102 permit application
 - Juniata Township: BluAcres LLC for Blue Knob Run Stream Restoration, Chapter 105 Waiver 16 Restoration permit application
 - Logan Township: SWCA Consultants for Captura Sage, Blair Old Six Solar Development, Chapter 102 permit
 - Snyder Township: Keller Engineers for G & R Excavating Northwood Fill Site, Chapter 102 permit with major amendment
 - Snyder Township: IES Engineers for Kunzler & Co. Inc., State-Only Operating Permit Renewal
 - Taylor Township: Yerty Auto Service Inc, NPDES Permit Application

ADMINISTRATIVE ITEMS

11. Juniata Forward Watershed Plan – Adoption of a resolution supporting the Juniata Forward watershed plan developed by the Western Pennsylvania Conservancy and requesting the Pennsylvania Department of Conservation and Natural Resources add the Juniata River and its tributaries to the Pennsylvania Rivers Conservation Registry.
12. Contract Authorizations – The following contracts will be presented to the Commission for authorization to execute:
 - Pa Dept. of Environmental Protection – Ratifying an electronic vote to authorize the Chairperson and Treasurer to execute a grant agreement to complete a Phase II Storm Water Management Plan. The agreement amount is not to exceed \$156,000.00.
 - Stuart Consulting – Authorizing the Chairperson to execute an open agreement to undertake development reviews and potentially other planning work as outlined in Appendix A of the agreement with an hourly rate not to exceed \$85.00.

- Jonathan Pacheco Bell – Authorizing the Planning Director to execute an agreement for an embedded planning consultant to finalize the Hollidaysburg Comprehensive Plan.
 - Altoona Curve – Authorizing the Planning Director to execute an agreement for a WalkWorks event at the ballpark on May 10, 2025 in the amount of \$1,000 with half the amount covered by ticket sales and the other half covered by sponsorships.
13. 2025 Meeting Schedule – Presentation and ratification of the 2025 meeting schedule.
14. County Commissioner Liaison Forum - This is an opportunity for the Commissions' liaison to make any reports, comments, or findings to the Planning Commission.
15. 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.
16. 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.
17. Announcements
- December 16 – Blair MPO Meeting
 - December 17 – Altoona Ordinance Rewrite Technical Advisory Committee
 - December 18 – Southern Alleghenies CAP Meeting
 - December 19 – APA Planners Tea Time
 - December 23 – HBCC Steering Committee
 - December 25 – Christmas Day, Office Closed
 - January 1 – New Year Day, Office Closed
 - January 15 – Southern Alleghenies CAP Meeting
 - January 22 – Food for Life
 - January 20 – Civil Rights Day, Office Closed

ADJOURNMENT

The next board meeting is scheduled for Thursday, January 30, 2025 at 8:30 a.m. at the Altoona Water Authority, 900 Chestnut Avenue, Altoona, PA





Blair County Planning Commission
Altoona Metropolitan Planning Organization
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BLAIR COUNTY PLANNING COMMISSION

November-December Combined Meeting Minutes

December 12, 2024 at 4:00 PM

383 Fort Roberdeau Road, Fort Roberdeau Altoona, Pennsylvania

CALL TO ORDER – 4:00 P.M.

1. Roll Call --

Members present:

William R. Hall, Chairperson
Herbert Shelow, Sr., Secretary
James M. Dixon, Treasurer
Nicola Ardizzone
Patrick Baechle
Lawrence Carter
Benjamin Postles

Representing:

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

Members absent:

Thomas M. Holsinger
Linda Smith
Amy Webster, Commissioner

Townships Collectively
Townships Collectively
Commissioner Liaison

Guests:

Sherry Socie
Walt Frank
Zhorea McAnutt
Jeff Raykes
Nancy Bolinda
Nancy Carter
Anne Dixon
Kathy Ardizzone
Jim Kelly

Chief Clerk / County Administrator
Altoona Mirror
Altoona Family Physicians/AmeriCorps participant
Stuart Group

Staff:

David McFarland III, Planning Director
MacKenzie Caron, Regional Planner
Wes Burket, Transportation Planner
Rhonda Kelly, Planning Aide

Staff Absent: none

2. Annual Greeting and Remarks – Chairman Hall thanked everyone for coming.

3. Approval of Minutes – A motion was made to approve the Planning Commission minutes of the October 31, 2024 meeting; motion passed.

Motion: To approve the minutes of the October 31, 2024 meeting, Item #2 on this agenda:

Moved: James Dixon

Seconded: Lawrence Carter

Voted: 7 in favor, no abstentions, so ordered by Chairperson

4. Public Comment Period – None.

INTRODUCTIONS

5.

- AmeriCorps - Ms. Caron introduced Zhorea McAnutt, an AmeriCorps student serving with the Altoona Family Physicians and also connected to Blair County Family Services. Her AmeriCorps project to address homelessness and homeless shelters in Blair County aligns with the revitalization of the Planning Commission's WalkWorks program. Ms. McAnutt and Ms. Caron are partnering efforts to coordinate a fundraiser walking event, "We Glow Together" to benefit homelessness and homeless shelters in Blair County. The event will be held in May at the Curve Stadium. Ms. McAnutt is excited to be working with Blair Planning Commission and thanked the Commission for inviting her tonight.
- The Stuart Group Consulting - Mr. McFarland introduced Jeff Raykes, the Managing Principal of Stuart Group Consulting. He explained that the company will provide on-demand planning services in lieu of hiring a Community Planner to perform the municipal SALDO reviews. Mr. Raykes explained that his business partner Denny Puko worked a long time at PA DCED and that he himself has worked a long time in the public sector. They work with multiple municipalities and look forward to working with Blair Planning Commission. Mr. Raykes thanked the Commission for inviting him tonight.

DEVELOPMENT APPLICATIONS

6. A. Duie Pyle –This plan was reviewed at the last Board meeting and was tabled until such time that the developer provided stormwater management plans. The proposed development is located along Cotton Town Road in the Marasco Business Park in Greenfield Township. This development plan proposes new construction of a 25,820 sf office building, 42 associated dock doors on +/- 35-acre parcel, construction of a 12,000 sf maintenance building, truck/trailer and associate parking, associated access drives and stormwater management improvements. The 417 total parking spaces proposed for this project will create 10.7 acres of impervious surface at this site. No parking metrics were included in the submitted plan; it is recommended, if feasible, to reduce the number of parking spaces reduced/replaced with additional landscaped islands or bioretention facilities to limit the impervious surface and reduce the potential runoff resulting from this proposed development.

A bidirectional access drive from Cotton Town Road is proposed to access the site. It is recommended the developer consult with Greenfield Township regarding the vacation of the cul-de-sac. Because a new trucking facility has the potential to generate significant additional vehicle trips, it is recommended the developer consult with PennDOT and Greenfield Township to address any potential negative impacts on local transportation. Additionally, the developer should ensure all landscaping meets the Township's landscape requirements. It is recommended any exterior lighting be shielded/directed to prevent glare on neighboring properties and roadways.

Environmentally, this site reveals the presence of prime agricultural soils, significant wetlands as well as the 100-year flood plain on portions of the site. It is recommended that the developer consult with Blair Conservation District to assess for any unforeseen outcomes of the proposed development.

The Boiling Spring Run is a High-Quality Cold-Water Fishery, which runs adjacent to this property. The engineer has stated the infiltration testing was completed and shows unfavorable ground water elevations for infiltration. Construction of a forested riparian buffer is proposed along Beaver Dam Creek to provide water quality treatment for the site's runoff.

The site is located within the Frankstown Branch of the Juniata River Watershed; the post-construction stormwater management plan states that a series of subsurface pipe detention systems are proposed to provide rate control with discharge to three level spreader locations throughout the site. While the proposed stormwater management measures should help mitigate runoff at the site, it appears the proposed impervious surface area encroaches the floodplain and wetlands. It is recommended the developer consult with Greenfield Township and the PA DEP to ensure all facilities are designed in accordance with the Township's Floodplain and Stormwater Management Ordinances, as well as meet the stringent requirements for development in regard to the High-Quality CWF found on this site.

In summary, the Blair Planning Commission finds the 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.

Motion: To approve the staff actions and recommendations for Item #6 on this agenda

Moved: Nicola Ardizzone

Seconded: Herbert Shelow

Voted: 7 in favor, no abstentions, so ordered by Chairperson

7. Old Blair Six Solar Farm – This is a solar farm development proposed by SR1 Captura Sage (Penn Renewables and Segue Sustainable Infrastructure). The site is a privately owned 70-acre parcel located at the corner of Old Sixth Avenue Road and Burgmeier Drive in Logan Township. The proposed solar facility will interconnect to Penelec/First Energy. Various appurtenant structures, stormwater management controls, transmission lines and access roads will also be constructed. The primary access to the site will be an existing gravel road off Burgmeier Drive. Although there is not significant concern related to site access for delivery/construction of the solar components, the developer should consult with Logan Township to assess any unforeseen impacts to the local transportation system. The developer should ensure the proposed solar facility aligns with Logan Township's Solar Ordinance that was updated in May 2024.

The site does contain steep slopes and prime agricultural soils on portions of the property but this is not a significant concern. The developer specifies that a historic cemetery is present at the site but is not located in the disturbance area. It is recommended the developer consult with Logan Township and potentially the PA Historical & Museum Commission to assess any unforeseen impacts as a result of this development. The site is also located within the Little Juniata River Watershed. The developer states the project has been designed in accordance with Logan Township's ordinance requirements regarding stormwater management, which should help minimize and mitigate any negative impact on the watershed.

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 #7 on this agenda

Moved: Nicola Adrizzone

Seconded: Herbert Shelow

Voted: 7 in favor, no abstentions, so ordered by Chairperson

8. 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: Good Properties LLC Subdivision-Lot Merge, 1906-1908 2nd Avenue
- City of Altoona: Hooper Lot Consolidation, 4601 Lynndale Road
- City of Altoona: Morris No-Impact Subdivision, 3511-3513 Baker Boulevard
- City of Altoona: Zucal No-Impact Subdivision, 2006 10th Avenue
- Allegheny Township: Klaiber and Where You Belong, Zimmerman Lane and Ickes Lane
- Allegheny Township: Nichols Subdivision, Sugar Run Road
- Antis Township: Cumming Subdivision, Kings Highway
- Antis Township: Hunter Lot Line Change, East Pleasant Valley Boulevard
- Catharine Township: Weaver-Zimmerman Lot Line Relocation, US Route 22
- Frankstown Township: Kissel Lot Line Change/Side Lot Addition, Scotch Valley Road
- Logan Township: Manbeck Subdivision, 297 Shannon Road
- Taylor Township: Metzler Lot Line Change, Cove Mountain Road

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

Moved: Nicola Ardizzone

Seconded: Benjamin Postles

Vote: 7 in favor, no abstentions, so ordered by Chairperson

METROPOLITAN CLEARINGHOUSE

NOTE: 9. - ITEM 9 was inadvertently listed on the agenda – it was not reviewed or discussed.

Blair Township – Letter of Support for Mountain Home Community Park

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

- Frankstown Township: Shenlf LLC for Perry Orchard Subdivision, Chapter 102 permit application
- Juniata Township: BluAcres LLC for BlueKnob Run Stream Restoration, Chapter 105 Waiver 16, Restoration Permit
- Logan Township: SWCA Consultants for Captura Sage, Blair Old Six Solar Development, Chapter 102 permit
- Snyder Township: Keller Engineers for G & R Excavating at Northwood Fill Site, Chapter 102 permit with major amendment
- Snyder Township: IES Engineers for Kunzler & Co. Inc. for a State-Only Operating Permit Renewal
- Taylor Township: Yerty Auto Service Inc, NPDES Permit Application

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

Moved: Patrick Baechle

Seconded: Benjamin Postles

Voted: 7 in favor, no abstentions, so ordered by Chairperson

ADMINISTRATIVE ITEMS

11. Juniata Forward Watershed – The *Juniata Forward Watershed Plan* was reviewed by the Board at last month's meeting. Mr. McFarland explained that if a public body passes a resolution to adopt the Plan, the State will add the plan and the watershed into the PA Rivers Conservation Registry. Although the Planning Commission does not have the ability to formally adopt the Plan, it can pass a resolution to recognize the Plan, offer its full support and make a recommendation that the Plan be added to the Registry.

Motion: To adopt a supportive resolution for the *Juniata Forward Watershed Plan* for Item #11 on this agenda
Moved: James Dixon
Seconded: Herbert Shelow
Voted: 7 in favor, no abstentions, so ordered by Chairperson

12. Contract Authorizations – Board action on the following contracts listed under Item #12:

- PA Dept. of Environmental Protection -Board action to ratify an electronic vote authorizing the Chairman and Treasurer to execute the grant agreement for Phase II of the Storm Water Management Plan in an amount not-to-exceed \$156,000.00

Motion: To approve the contract with PA DEP listed under Item #12 on this agenda
Moved: Lawrence Carter
Seconded: Patrick Baechle
Voted: 7 in favor, no abstentions, so ordered by Chairperson

- Stuart Group Consulting LLC -Board action to authorize the Chairperson to execute an open agreement for a not-to-exceed amount of \$85.00 per hour. Stuart Group Consulting LLC will undertake development reviews and other potential planning work as needed, outlined in Appendix A of the agreement.

Motion: To approve the contract with Stuart Consulting listed under Item #12 on this agenda
Moved: Nicola Ardizzone
Seconded: James Dixon
Voted: 7 in favor, no abstentions, so ordered by Chairperson

- Jonathan Pacheco Bell -Board action to authorize the Planning Director to execute an agreement for an embedded planning consultant to finalize the Hollidaysburg Borough Comprehensive Plan. The initial base cost is \$2,400.00 with the potential for an additional \$1,200.00 for follow-up and implementation. Ms. Caron explained that post-pandemic it was decided the Borough would need to go back to the drawing board to develop its Comprehensive Plan to reflect the current needs of the community. The Borough had also gained a new Borough Manager, Ethan Imhoff who is also a certified planner. Having a planner on the ground, working in your community is a new emerging planning movement called embedded planning. Jonathan Pacheco Bell is the thought leader of this emerging planning movement and was the keynote speaker at the Ohio, Kentucky Indiana APA Conference. At that conference, Mr. Bell gave recognition to the Hollidaysburg Comprehensive Plan and the work efforts behind it. Mr. Bell will review the Plan to determine it is a true representation of embedded planning. The Hollidaysburg Plan would be the first Plan to adopt embedded planning as its schematic element, putting Hollidaysburg and Blair County at the cutting edge of emerging planning.

Motion: To approve the contract with Jonathan Pacheco Bell listed under Item #12 on this agenda
Moved: James Dixon
Seconded: Benjamin Postles
Voted: 7 in favor, no abstentions, so ordered by Chairperson

- Diamond Baseball Holdings, d/b/a The Altoona Curve Baseball Club -Board action to authorize the Planning Director to execute a contract with Diamond Baseball Holdings for general liability for the use of the PNG Field for the walking event, "We Glow Together" scheduled for May 10, 2025. The contract is in the amount of \$1,000.00; \$500.00 will be secured through ticket sales and \$500.00 is raised by sponsors.

Motion: To approve a contract with Diamond Baseball Holdings listed under Item #12 on this agenda

Moved: Nicole Ardizzone

Seconded: James Dixon

Voted: 7 in favor, no abstentions, so ordered by Chairperson

13. 2025 Meeting Schedule - The 2025 meeting schedule of the Blair Planning Commission is listed below:

January 30	June 26
February 27	July 31
March 27	August 28
April 24	September 25
May 29	October 30

Mr. McFarland stated that this is the Planning Commission's 60th year but is also Chairman Hall's 40th year with the Planning Commission. Chairman Hall was presented with a plaque commemorating his service. Chairman Hall expressed his appreciation and that he has enjoyed working with the County. He thanked the other Board members and staff for their help and support.

Motion: To approve the 2025 meeting schedule as listed in Item #13 on this agenda

Moved: Ben Postles

Seconded: James Dixon

Voted: 7 in favor, no abstentions, so ordered by Chairperson

14. County Commissioner Liaison Forum –Sherry Socie, County Administrator/Chief Clerk spoke on behalf of Commissioner Webster who was not able to attend this meeting. Commissioner Webster extended wishes to everyone for a Merry Christmas and Happy New Year. She also extended her appreciation for all the work being done by the Planning Commission. Chairman Hall expressed thanks for the kind words and added we would like to say thank you and Merry Christmas. Ms. Socie will relay the message to Commissioner Webster.

15. Planning Commissioners' Forum – No comment at this time.

16. Question From the Media – Mr. Frank asked if Jonathan Pacheco Bell is the planning consultant or the embedded planner. Mr. McFarland responded that he is the embedded planner.

Chairman Hall offered kudos to Mr. Burket and the works he does with Transportation and he appreciates all the work of all the Planning staff.

ANNOUNCEMENTS

17. Upcoming Events:

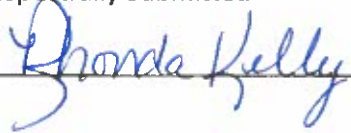
- December 16 – Blair MPO Meeting
- December 17 – Altoona Ordinance Rewrite Technical Advisory Committee
- December 18 – Southern Alleghenies CAP Meeting
- December 19 – APA Planners Tea Time
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- December 25 – Christmas Day, Office Closed
- January 1 – New Years Day, Office Closed
- January 15 – Southern Alleghenies CAP Meeting
- January 22 – Food For Life
- January 20 – Civils Rights Day, Office Closed

ADJOURNMENT

The next Planning Commission Board meeting is scheduled for 8:30 a.m. on Thursday, January 30, 2025 at the Altoona Water Authority, 900 Chestnut Avenue, Altoona, PA

Motion: To adjourn the meeting at 4:50 p.m.
Moved: Nicola Ardizzone
Seconded: James Dixon
Voted: 7 in favor, no abstentions, so ordered by Chairperson

Respectfully Submitted



Date Minutes Approved

