



Blair Planning

REVISED -February 25, 2025

BLAIR PLANNING COMMISSION AGENDA February 27, 2025 Meeting 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. Introduction - New Board Member Todd Lewis
3. Appointment of Board Secretary - The Chairman will appoint a new Secretary to fill the current vacancy as established in the By-Laws of the Blair Planning Commission.
4. Approval of Minutes - Meeting minutes of the January 30, 2025 will be considered for approval.
5. 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.
6. Planning Commissioner Liaison Forum - This is an opportunity for the Commissions' liaison to make any reports, comments, or findings to the Planning Commission.

DEVELOPMENT APPLICATIONS

7. Hollidaysburg Borough Public Works Building -Hollidaysburg Borough submitted a development project located on Loop Road in the Borough of Hollidaysburg. The proposed project includes new construction of a 2,480 sf garage with two bays and space for a restroom, storage room, breakroom and utility room. New utility services will be required for public water, sanitary sewer, natural gas and electricity.
8. Blair Frito Solar Project -Antis Township submitted a development project located on Frito Lane. The proposed project consists of three (3) separate solar arrays on approximately 36.7 acres of privately-owned land; the project also includes fencing and access roads.
9. Kulp Family Dairy LLC - North Woodbury Township submitted a development plan for a property located on Millerstown Road. This development proposes construction of three (3) new free stall barns, a parlor, holding and sorting areas, milking center, calf barns, a lined waste storage pond, manure shed, gravel driveways and associated storm water infiltration facilities.
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: Agudath Achim Congregation No Impact Subdivision, 17th St
- City of Altoona: Evolution Counseling Low Impact stair/ramp replacement, Kettle Street
- City of Altoona: NAJJAT LLC No Impact Lot Merge, 25th Street
- City of Altoona: Snyder Low Impact Subdivision, Third Avenue
- Hollidaysburg Borough: Blair County Genealogical Society Inc, Scotch Valley Road
- Hollidaysburg Borough: Eastern Reg. Conf. Churches of God Property Line Change, Pine St.
- Blair and Freedom Townships: Harker Subdivision, Harker Lane
- Juniata Township: Long & Helsel Lot Line Relocation, SR 3003
- Logan Township: Riley Lot Consolidation, Cemetery Lane
- North Woodbury Township: Benfer Property Line Change, Cross Cove Road & Meadow Lane
- Taylor Township: Ritchey Property Line Change, Cabbage Creek Road

METROPOLITAN CLEARINGHOUSE

11. 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** – James E Van Zandt VA Medical Center – Air Quality State-Only Operating Permit – Application to PA DEP
- **City of Altoona** – Geotech Engineering, Inc for Laughner and Patel Developers, Commonwealth Charter Academy – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- **Roaring Spring Borough** – Keller Engineers for Roaring Spring Municipal Authority – Application for PennVEST funding – Source Water Pumping Station
- **Allegheny Township** – Gwin Dobson & Forman Engineers for Altoona Water Authority, Hollidaysburg Veterans Home 12-Inch Waterline – Chapter 105 Water Obstructions and Encroachments Permit; NPDES General Permit; Chapter 102 E&S Control Plan – Application to PA DEP
- **Antis Township** – Stiffler McGraw for Oak Grove Partnership – Joint Permit Application to PA DEP – Water obstruction and encroachment and USACE section 404 permit for Wayne Street Access
- **Blair Township** – PennTerra for Graystone Hollidaysburg, LLC, Graystone at Mattern Woods – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- **Blair Township** – Keller Engineers for Blair Township Water and Sewer Authority, Reservoir Road Wastewater Extension Project – Act 537 Sewage Planning Module Component 4B – Application to PA DEP
- **Juniata Township** – LPR Energy LLC Notice of Intent with Susquehanna River Basin Commission for the consumptive use of water for drilling and development of natural gas wells on the Ritchey Unit Drilling Pad
- **North Woodbury Township** – Dan Gahagan for Brumbaugh Pullet Barns – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- **North Woodbury Township** – The EADS Group for Valley Rural Electric, VRE Training Facility – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- **Woodbury and Catharine Townships** – Civil & Environmental Consultants, Inc. for Penelec, a First Energy Company, Warrior Ridge 46kV W-Line Rebuild – Chapter 102 Notification of Land Development Permit – Application to PA DEP

COORDINATION12. 2035 Hollidaysburg Comprehensive Plan – Update**TRANSPORTATION**13. Transportation Planner's Report by Wes Burket

- Letter of support from the Blair Metropolitan Planning Organization (MPO) to the US DOT for PennDOT's grant application for Altoona Station Platform and Accessibility Enhancement project.
- Letter of support from the Blair MPO to the US DOT for PennDOT's grant application for the State Route 453 Birmingham Pike Rockfall Solutions Project.
- Unified Planning Work Program submitted to PennDOT for the annual transportation planning work performed by Blair Planning for the Blair MPO, the County and the municipalities.
- Draft candidate list of eight local bridge projects and forms submitted to PennDOT for review and feedback. After PennDOT's feedback, we will request a Blair Planning Transportation Committing meeting to review/rank the candidate local bridge projects for the Transportation Improvement Program.

ADMINISTRATIVE ITEMS

14. Planning Director's Report -This is an opportunity for the Planning Director to present items of relevant information not included above.
 - Presentation of the Updated Planning Commission By-Laws
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
 - February 28 to March 2 -Blair County Home and Garden Show
 - February 28 – Public Hearing on Local Capacity by the Rural Population Revitalization Commission
 - March 3 -PennDOT Connects Steering Committee
 - March 4 -Altoona City Planning Committee Monthly Meeting
 - March 6 -Chamber Policy Committee Meeting
 - March 6 -Altoona Ordinance Rewrite Meeting
 - March 6 -LEPC Meeting
 - March 17 -Government Advisory Committee
 - March 19 –'Let's Move' Committee Meeting
 - March 19 -Southern Alleghenies Planning and Development Monthly Meeting
 - March 20 -Altoona Ordinance Rewrite Meeting
 - March 26 -Food for Life
 - March 28 to April 2 -National Planning Conference

ADJOURNMENT -The next board meeting will be held on Thursday, March 27 , 2025 at 8:30 a.m. at 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
MINUTES February 27, 2025 - Regular Meeting
Altoona Water Authority, 900 Chestnut Avenue, Altoona, Pennsylvania

CALL TO ORDER – 8:30 P.M.

1. Roll Call --

Members present:

Herbert Shelow, Chairperson
James M. Dixon, Treasurer
Nicola Ardizzone, Secretary
Lawrence Carter
Todd Lewis
Benjamin Postles
Linda Smith
Amy Webster, Commissioner

Representing:

Region 2 – Boroughs
Region 3
Region 3 – City
Region 5 – City
Region 1
Region 4 – Townships
Region 6
Commissioner Liaison

Members absent:

Patrick Baechle

Region 5 - Boroughs

Guests:

Walt Frank
Carol Dannenberg
Regis Nale
Adam Long
William Hall

Altoona Mirror
Hollidaysburg Community Watchdog
Hollidaysburg Community Watchdog
Keller Engineers
Citizen

Staff:

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

Staff Absent: none

2. Introduction – Chairman Shelow introduced new Board member Todd Lewis, who provide a brief background. Mr. Lewis has been a resident of Blair County since the age of six, mostly in the Tyrone area and in the last 15 years in Sinking Valley. He is an owner of the Shoe Fly stores, a partner of American Eagle Paper Mills and owns a farm. Mr. Lewis is eager to bring his perspectives to the Board.
3. Appointment of Board Secretary -Chairman Shelow explained that the Board would need to appoint a new Board Secretary to fill the current vacancy. He asked Board member Nicola Ardizzone if he would accept the position. Mr. Ardizzone accepted.

4. Public Comment Period –

William Hall, a Planning Commission member for 40 years and chairman for many, expressed thanks to the Planning Commission staff, board members and the County Commissioners for the help and support throughout the years he served on the Board and expressed thanks to Mr. Frank for his excellent reporting for the Altoona Mirror. Mr. Hall recognized the good talent among everyone serving on this Commission. Mr. Hall conveyed best wishes to the Commission. Board member Mrs. Smith conveyed thanks to Mr. Hall for his service and professionalism through his many years of service to Blair County and she shares Mr. Hall's sentiment of the great professionals among the board members and staff of the Planning Commission.

Regis Nale, a Hollidaysburg Borough resident, expressed his support for the new public works building that will provide a well-deserved work environment for the workers. Mr. Shelow commented on the importance of having a proper building and equipment for the workers to get the job done in a safe environment.

5. Approval of Minutes – A motion was made to approve the Planning Commission minutes of the January 31, 2025 meeting; motion passed.

Motion: To approve the minutes of the January 31, 2025 meeting, Item #2 on this agenda:

Moved: James Dixon

Seconded: Lawrence Carter

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

6. Planning Commissioner Liaison Forum – Commissioner Amy Webster provided an update on the proposed new prison in that the County Commissioners are moving forward to take the necessary steps to build a new prison, a major and long-overdue project; the Commissioners will look to this Planning Board for support. She explained that the Commissioners are focused on items that have been idle over the years and need to be addressed to successfully move Blair County into the future. She offered to answer questions and is also available by phone.

PROPOSED DEVELOPMENT APPLICATIONS

Regional Planner Ms. Caron provided an overview to the Board on the following proposed developments.

7. Hollidaysburg Borough Public Works Building

Location: Hollidaysburg Borough, Loop Road.

Development: construction is proposed for a new 2,480 sf public works garage with two garage bays, office, restroom, and storage/utility space; the building will be connected to and served by adjacent public water and sanitary sewer lines. The proposed development will not alter existing use of the property, as such no impact is anticipated to the existing land use or transportation network. The building site is nearly all within a Zone A flood hazard area, however, the project design meets the Borough's floodplain management requirements. The elevation of the flooring of the proposed office area and garage meets the Borough's ordinance requirements; however, the required certifications to permit the floodproofing measures are not included on the plan. The borough should ensure the information and certification is presented on follow-up plans for building permits.

Consistency with County Comprehensive Plan: In summary, this proposal is found to be consistent with the 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 Ardizzone

Seconded: Lawrence Carter

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

8. **Blair Frito Solar Project**

Location: Antis Township on Sandbank Road, along (not fronting) East Pleasant Valley Road, Business US 220.

Development and Access: SR1 Captura Sage Holdco I, LLC and co-applicants Penn Renewables, LLC; Blair Frito I LLC; Blair Frito II LLC; and Blair Frito III LLC are proposing a solar project on a 72-acre parcel. Three separate solar arrays will utilize a total of 10 acres; each array will be enclosed by fence, each with 4,750 ground-mounted panels, (14,250 in total) up to 12 feet in height and each array generating 2MW (total 6MW) of electricity to be transferred to existing FirstEnergy Pennsylvania Electric Company infrastructure. There will be a total disturbed area of 37 acres that does include small insignificant areas of prime ag land. The proposed plan includes associated driveways, electrical collection lines and signage; the interconnecting wire will be underground as much as possible. The proposed access driveways include a private lane with an existing bridge. The project will provide an environment-friendly energy source.

A lengthy discussion of concerns occurred. The privately owned bridge; the plan does not provide details on bridge regarding ownership, maintenance, right-of-way access, level of traffic use, weight limit in terms of heavy vehicles during the construction time, the traffic impact during or post construction. If the road becomes public, PennDOT involvement will be needed and a deed of dedication to Antis Township. The Township should obtain assurances that Frito Lane and access points to Sandbank Road and East Pleasant Valley Road are adequate for anticipated traffic. Another concern is the one million square feet of impervious surface that would be created by this proposed project. The developers should ensure stormwater mitigation addresses Sandy Run and downstream properties. It was emphasized that all the entities have an opportunity to review and communicate, the DEP, the Conservation District, the Township and the County, to ensure the necessary permitting is in place.

Ms. Caron will include these additional concerns in the Planning Commission's review letter to Antis Township to ensure the concerns raised are properly addressed. Mr. McFarland recommended that the letter should also include a clause that Antis Township re-submit the Plan back to the Planning Commission that addresses this Board's concerns.

Consistency with County Comprehensive Plan: In summary, this proposal is generally consistent with the countywide planning efforts as presented in the Alleghenies Ahead Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County. Due to the nature of this Boards comments and concerns with traffic, stormwater management, and surrounding infrastructure at the site, the Planning Commission requests any significant changes or provisions be submitted by Antis Township for a cursory review.

Motion: To approve the staff actions and recommendations for Item #8 on this agenda
Moved: Nicola Adrizzone
Seconded: Benjamin Postles
Voted: 6 in favor, no abstentions, so ordered by Chairperson

9. **Kulp Family Dairy LLC –**

Location: Cove Mountain Road in North Woodbury Township.

Development and Access: The project proposes new construction of several barns, milking buildings, staging areas, waste storage pond, associated gravel and paved areas, and stormwater controls on a 71-acre site. Most of the farm property and project site are prime ag soils and designated as an Agriculture Security Area. The plan does not include the impact (if any) on the anticipated increase in vehicle traffic. The developer should ensure if there is a need for a PennDOT HOP permit. The submitted plan includes a waiver request for the landscape

buffer requirements which would take land from productive farm use. Additionally, the developer needs to ensure the requirements of North Woodbury's stormwater management are met to mitigate the impact of nearly a million square feet of impervious surface created by this proposed plan.

Consistency with County Comprehensive Plan: In summary, this proposal is found to be consistent with the 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 #9 on this agenda
Moved: James Dixon
Seconded: Benjamin Postles
Voted: 6 in favor, no abstentions, so ordered by Chairperson

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: Agudath Achim Congregation No Impact Subdivision, 17th St
- City of Altoona: Evolution Counseling Low Impact stair/ramp replacement, Kettle Street
- City of Altoona: NAJJAT LLC No Impact Lot Merge, 25th Street
- City of Altoona: Snyder Low Impact Subdivision, Third Avenue
- Hollidaysburg Borough: Blair County Genealogical Society Inc, Scotch Valley Road
- Hollidaysburg Borough: Eastern Reg. Conf. Churches of God Property Line Change, Pine St.
- Blair and Freedom Townships: Harker Subdivision, Harker Lane
- Juniata Township: Long & Helsel Lot Line Relocation, SR 3003
- Logan Township: Riley Lot Consolidation, Cemetery Lane
- North Woodbury Township: Benfer Property Line Change, Cross Cove Road & Meadow Lane
- Taylor Township: Ritchey Property Line Change, Cabbage Creek Road

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

METROPOLITAN CLEARINGHOUSE

11. 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:

- City of Altoona – James E Van Zandt VA Medical Center – Air Quality State-Only Operating Permit – Application to PA DEP
- City of Altoona – Geotech Engineering, Inc for Laughner and Patel Developers, Commonwealth Charter Academy – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- Roaring Spring Borough – Keller Engineers for Roaring Spring Municipal Authority – Application for PennVEST funding – Source Water Pumping Station
- Allegheny Township – Gwin Dobson & Forman Engineers for Altoona Water Authority, Hollidaysburg Veterans Home 12-Inch Waterline – Chapter 105 Water Obstructions and Encroachments Permit; NPDES General Permit; Chapter 102 E&S Control Plan – Application to PA DEP

- Antis Township – Stiffler McGraw for Oak Grove Partnership – Joint Permit Application to PA DEP – Water obstruction and encroachment and USACE section 404 permit for Wayne Street Access
- Blair Township – PennTerra for Graystone Hollidaysburg, LLC, Graystone at Mattern Woods – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- Blair Township – Keller Engineers for Blair Township Water and Sewer Authority, Reservoir Road Wastewater Extension Project – Act 537 Sewage Planning Module Component 4B – Application to PA DEP
- Juniata Township – LPR Energy LLC Notice of Intent with Susquehanna River Basin Commission - Consumptive use of water for drilling and development of natural gas wells -Ritchey Unit Drilling Pad
- North Woodbury Township – Dan Gahagan for Brumbaugh Pullet Barns – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- North Woodbury Township – The EADS Group for Valley Rural Electric, VRE Training Facility – Chapter 102 Notification of Land Development Permit – Application to PA DEP
- Woodbury and Catharine Townships – Civil & Environmental Consultants, Inc. for Penelec, a First Energy Company, Warrior Ridge 46kV W-Line Rebuild – Chapter 102 Notification of Land Development Permit – Application to PA DEP

Motion: To approve the staff actions and recommendations for listed Items #11 on this agenda

Moved: James Dixon

Seconded: Linda Smith

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

COORDINATION

12. 2035 Hollidaysburg Comprehensive Plan -Ms. Caron reported that the Hollidaysburg Planning Committee and staff held a workshop since this Planning Commission last met and the Hollidaysburg Planning Committee anticipates the plan will be ready very soon to submit the Plan to the Borough Council for review and comment. She stated that Hollidaysburg Borough's Planning Committee has been great to partner with and that there is a lot of excitement for and momentum behind this Comprehensive Plan from the community as well as outside sources; the Plan will showcase embedded planning all over the Country. A question was raised if the Plan will address possible future uses of the old prison; Ms. Caron stated it does, adding a lot of feedback was obtained from the outreach in terms of decommissioning and keeping historical integrity if it were to be redeveloped.

TRANSPORTATION

13. Transportation Planner's Report -Wes Burket reported on the following:
 - Letter of support from the Blair Metropolitan Planning Organization (MPO) to the US DOT for PennDOT's grant application for Altoona Train Station Platform and Accessibility Enhancement project.
 - Letter of support from the Blair MPO to the US DOT for PennDOT's grant application for the State Route 453 Birmingham Pike Rockfall Solutions Project.
 - Unified Planning Work Program submitted to PennDOT for the annual transportation planning work performed by Blair Planning for the Blair MPO, the County and the municipalities.
 - Draft candidate list of eight local bridge projects and forms submitted to PennDOT District 9 for review and feedback. After PennDOT's feedback, we will request a meeting of the Blair Planning Transportation Committee to review/rank the candidate local bridge projects for the Transportation Improvement Program. He further requested if anyone is interested in serving as a member on the Transportation Committee, noting that Mr. Postles and Mr. Baechle served on the Committee last time. Interested persons should contact Mr. Burket.

ADMINISTRATIVE ITEMS

Planning Director's Report – A handout of the updated Draft By-Laws was provided to the Board members. Mr. McFarland stated the update is needed to reflect the change in membership representation; the primary change is in Article III that details the membership, which is being changed from the current 3 reps each from the City, the Boroughs and the Townships. The new membership representation will be appointments by each of the region, with two reps from regions 2 and 5 due to the higher populations. The four-year terms with one bi-year will not be changed. The updated By-Laws also changes the title of 'Chairman' to 'President' as a more generic, modern term.

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

15. Question From the Media – Mr. Frank asked for clarification that Ms. Caron confirmed her reference to the 'consultant' is in fact Jeff Raykes from Stuart Group Consulting.

Mr. McFarland offered a suggestion for a news article that the Planning Commission Board does have one vacancy at this time and is searching for representation from the southwestern part of the County; Freedom, Greenfield and Juniata Townships and Newry Borough.

ANNOUNCEMENTS

16. Upcoming Events:

- February 28 to March 2 -Blair County Home and Garden Show
- February 28 – Public Hearing on Local Capacity by the Rural Population Revitalization Commission
- March 3 -PennDOT Connects Steering Committee
- March 4 -Altoona City Planning Committee Monthly Meeting
- March 6 -Chamber Policy Committee Meeting
- March 6 -Altoona Ordinance Rewrite Meeting
- March 6 -LEPC Meeting
- March 17 -Government Advisory Committee
- March 19 –'Let's Move' Committee Meeting
- March 19 -Southern Alleghenies Planning and Development Monthly Meeting
- March 20 -Altoona Ordinance Rewrite Meeting
- March 26 -Food for Life
- March 28 to April 2 -National Planning Conference

ADJOURNMENT

The next Planning Commission Board meeting is scheduled for 8:30 a.m. on Thursday, March 27, 2025 at the Altoona Water Authority, 900 Chestnut Avenue, Altoona, PA

Motion: To adjourn the meeting at 9:40 a.m.

Moved: James Dixon

Seconded: Benjamin Postles

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

Respectfully Submitted



Date Minutes Approved


