



**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