

AGENDA

HUNTINGDON COUNTY PLANNING COMMISSION May 15, 2025

**Huntingdon County Courthouse Annex 1 Conference Room
205 Penn Street, Huntingdon, PA
(Use ramp from Courthouse parking lot or front door.)**

6:00 PM - Monthly Public HCPC Meeting

- I. Call to Order (6:00 - 6:05)
- II. Minutes (6:05 - 6:10)
 - A. April 17, 2025 HCPC Act 13 Legacy Fund Workshop Minutes
 - B. April 17, 2025 HCPC Meeting Minutes
- III. Staff Activity Report (6:10 - 6:15)
 - A. May 15, 2025 Staff Update
- IV. Old Business (6:15)
- V. New Business (6:15 - 6:35)
 - A. Walker Township Zoning Ordinance, Solar Energy System Regulations Amendment – Review and Comment
 - B. APA PA, 2025 Great Places in Pennsylvania – Nomination Deadline 6/9/2025
- VI. Major Subdivisions and Major and Non-Residential Land Developments (6:35 - 6:50)
 - A. HU-Pauls LLC Photovoltaic Solar Farm (Revision) Non-Residential Land Development, Porter Township (Plan File #2025-032-38; Parcels 38-11-02 & 38-08-31): 178.6 acres, construction of 20 MWac solar array on 178.6 acres, approximately 39,372 modules in the fenced array and support area covering 150 areas (site disturbance of 178.76 acres), and an additional 8.0 acres maintained outside fence line for vegetative management, located north and south of Pauls Road (T-471) and east of the Loop Road (T-616)/Pauls Road intersection
 - B. Huntingdon VA, LLC Non-Residential Land Development, Walker Township (Plan File #2025-033-51; Parcel 51-06-37.22): 8.474 acres, construction of a 17,611 sq ft building & 100 employee/customer parking spaces (4.09 acres of earth disturbance), located northwest of Fairgrounds Road (SR 3035), southwest of Whitetail Ridge Drive (Private), and northeast of the Sarah Lane (Private)/Fairgrounds Road intersection
- VII. Minor Subdivisions, Minor Land Developments and Sewage Modules (6:50 - 7:00)
 - A. Charles W. and Julia A. Lang Minor Subdivision, Porter Township (Plan File #2025-020-38; Parcel 38-09-12): 18.742 acres, 2 lots (one 2.000- acre Lot B; one 16.724-acre Lot A Residue), located at the terminus of Conham Lane (Private) southeast of the Dietz Road (T-476)/Conham Lane intersection
 - B. Casey McGraw (Lionheart Real Estate LLC) Minor Subdivision, Henderson Township (Plan File #2025-022-15; Parcels 15-09-35.15 & 15-09-35.2): 1.2622 acres, 2 Lots (consolidate Parcels 15-09-35.15 and 15-09-35.2), located at the terminus of Swains Hill Road (T-463 & Private), southeast of the Stone Creek Ridge Road (SR 1001)/Swains Hill Road intersection

- C. Gary S. Putt Minor Residential Land Development, Porter Township (Plan File #2025-023-38; Parcel 38-09-15.9): 16.026 acres, construction of two single family homes, located at the terminus of Houck Lane (Private) south of the William Penn Highway (SR 0022)/Houck Lane intersection and north of Huntsman Hollow Road (Private)
- D. Constance Bowens and Darrin S. Sergeant/Scott and Elisa J. College Minor Residential Land Development, Hopewell Township (Plan File #2025-024-16; Parcel 16-05-14.3): 34.93 acres, construction of a residential home, located on the east side of Lower Ridge Road (T-374), north of the intersection of Pine Ridge Road (T-369) and Lower Ridge Road and northwest of the Upper Ridge Road (T-372)/Martin Road (T-368) intersection
- E. Fred and Ethel Grove Living Trust Minor Subdivision, Juniata Township (Plan File #2025-025-23; Parcels 23-01-06 & 23-01-06.3): 10.61 acres, 2 lots (addition of 0.61 acres from Parcel 23-01-06/Lot 1 to Parcel 23-01-06.3/Lot 2 creating an 8.041 acre Lot 2 and a 2.57 acre Lot 1 Residue and shifting right-of-way), located south of Piney Ride Road (SR 3033) and west and south of Peach Lane (Private)
- F. Esther M. Groff and Carolyn E. Groff Minor Subdivision, Cass Township (Plan File #2025-026-07; Parcel 07-12-14): 72.772 acres, 2 lots (one 36.386 acre Lot 7; one 36.386 acre Lot 1 Residue), located west of Hares Valley Road (SR 655) and northwest of the intersection of Hares Valley Road and Trough Creek Valley Pike (SR 829), located west of Hares Valley Road (SR 655) and northwest of the Hares Valley Road/Trough Creek Valley Pike intersection
- G. Ridgeview Campground LLC/C. E. Heininger Properties Minor Subdivision, Juniata Township (Plan File #2025-027-23; Parcels 23-01-08 & 23-01-08.3): 72.186 acres, 3 lots (subdivide one 0.614 acre lot addition from Parcel 23-01-08/Lot 2 to Parcel 23-01-08.3, addition of previously created 7.815 acre 23-01-08/Lot 3 to Parcel 23-01-08.3 creating a 64.384 acre Parcel 23-01-08.3 and a 7.802 acre Parcel 23-01-08), located south of Piney Ridge Road (SR 3033) and east of Family Lane (Private)
- H. Terry L. Linn and Susan R. Hunter-Linn Minor Residential Land Development, Shirley Township (Plan File #2025-028-42; Parcel 42-06-18.9): 108.55 acres, construction of second single-family residence and on-lot sewage system, located north, east and west of Shirley Ayr Road (Private) and southeast of the Croghan Pike (SR 522)/Shirley Ayr Road intersection
- I. Paul G. Rodland, Jr./Shirley E. Rodland Estate Minor Subdivision, Warriors Mark Township (Plan File #2025-029-52; Parcels 52-01-07.4 & 52-01-07.1): 4.76 acres, 3 lots (one 1.89 acre Lot Addition A; one 1.92 acre Residue/Parcel 52-01-07.1; lot addition creating a 2.84 acre Parcel 52-01-07.4), located on the northwest side of Reese Road (T-550), north of the Ridge Road (SR 4025)/Reese Road intersection
- J. Nadine Morrow Minor Subdivision, Morris Township and Spruce Creek Township (Plan File #2025-030-30; Parcels 30-01-13 & 30-01-10): 358.65 acres, 5 lots (Merge Lot 1 (131.24 acres), Lot 2 (43.15 acres), Lot 3 (14.65 acres), Lot 4 (129.63 acres) from Parcel 30-01-13 to Parcel 30-01-10/Lot 5 (39.99 acres) creating one 358.65 acre parcel, then Subdivide into 4 Lots), located along both sides of Union Furnace Road (SR 4006), northeast of Birmingham Pike (SR 453), and east of the Pemberton Road (SR 4021)/Union Furnace Road intersection - Staff Comments Pending, Due by 5/24/2025
- K. Michael A. & Debra Kustenbauder/John R. Shaffer & Maryelyn A. Hunter Minor Subdivision, Warriors Mark Township (Plan File #2025-031-52; Parcels 52-06-04.1 & 52-06-01): 33.62 acres, 3 lots (one 0.70 acre lot addition; one 32.12 acre Residue/Parcel 52-06-01; lot addition creating a 1.50 acre Parcel 52-06-04.1, located east and west of Taylors Lane (Private) north of the Dungarvin Road (SR 4008)/Taylors Lane intersection - Staff Comments Pending, Due by 6/4/2025

- VIII. Project Review/Plan Consistency Review/Act 14/PUC/IRP (7:00 - 7:10)
- A. Blair Avenue Utility Wetland Crossing, Blair Avenue Public Water and Sanitary Sewer Extension, Huntingdon Borough – Act 14 Notification; Act 67, 68 and 127 Review – Land Use Consistency Letter Request
 - B. Broad Top City Borough Sewage Committee, Sewage System Cleaning and Televising, DCED - PA Small Water and Sewer Program Application – Land Use Consistency
 - C. Dudley Borough Stormwater Collection System – Phase 1 – Back Lot Drainage Improvements, DCED - PA Small Water and Sewer Program Application – Land Use Consistency
 - D. Juniata College Health Sciences Facility, Huntingdon Borough – USDA, Section 106 Consulting Party Notification
 - E. Shavers Creek Environmental Center Parking Lot Improvements, Barree Township, NPDES Permit – Act 14 Notification; Act 67, 68 and 127 Review – Complete Chapter 102 Form
 - F. Petersburg Borough Sewer Authority: WWTP Nitrification and Denitrification Project, DCED - PA Small Water and Sewer Program Application – Land Use Consistency
 - G. Orbisonia Borough, Development of T.E. Orbison Park, Greenways, Trails and Recreation Program Application – Land Use Consistency
 - H. New Dollar General Store, Marklesburg Borough – DEP, NPDES Permit Revision/GP-4 Permit – Act 14 Notification; Act 67, 68, 127 Review
 - I. Dallas Runk - Bacon Acres, Lincoln Township – DEP, NPDES CAFO Permit; Act 14 Notification – Complete Chapter 102 Form
 - J. PA DEP, FFY 25 Brownfield State Response Program, \$536,811, Application to US EPA – Review and Comment
 - K. PA DEP, FFY 25 Brownfield State Response Program 128-IIJA Funding, \$941,500, Application to US EPA – Review and Comment
 - L. Cassville Borough, Community Park Project – Southern Alleghenies Planning & Development Commission Mini-Grant Application – Letter of Support
- IX. Other (7:10 - 7:15)
- A. 1978 Agricultural Foreign Investment Disclosure Act (AFIDA), Foreign Investors with Agricultural Land Holdings – U.S. Department of Agriculture Required Reporting
 - B. PSATS Grid Scale Solar Workshop, Smithfield Fire Hall – May 28, 2025
- X. Open to Public (7:15 - 7:20)
- XI. Adjourn (7:20)