

AGENDA

HUNTINGDON COUNTY PLANNING COMMISSION February 20, 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. November 21, 2024 HCPC Meeting
 - B. December 19, 2024 HCPC Meeting
 - C. January 16, 2025 HCPC Meeting
- III. Staff Activity Report (6:10 - 6:15)
 - A. February 18, 2025 Staff Update
- IV. Old Business (6:15)
- V. New Business (6:15)
 - A. Warriors Mark Township, Zoning Ordinance Amendment, Section 307 (Commercial District) – Review and Comment - (6:15 - 6:25)
- VI. Major Subdivisions and Major and Non-Residential Land Developments (6:25 - 6:50)
 - A. Freeberg Powell Residential 14.4 KW Solar Farm Non-Residential Land Development, Porter Township (Plan File # 2025-012-38; Parcel 38-12-23): 100 acres, installation of 14.4 kW DC ground mounted solar array (48 panels), located along both sides of Homestead Road (T-467), east of Sipes Road (T-464); portion developed is on west side of Homestead Road
 - B. Hawn-Crest Farms Ag Operation Non-Residential Land Development, West Township (Plan File #2025-013-53; Parcel 53-13-01): 394 acres, construction of a 63,600 square foot poultry barn and egg room, located along Hawn Road (T-602), north of Ewing Road (SR 1013), east of the Logan Township/West Township line, west of the Ewing Road/Kyper Road (T-501) intersection
 - C. John R. Wald Expansion Non-Residential Land Development, Smithfield Township (Plan File #2025-016-44; Parcel 44-02-25.11): 3.42 acres, construction of a 7,800 square foot building and additional parking, located north of Fairgrounds Road (SR 3035), northeast of the Fairgrounds Road/Hordubay Road (T-510) intersection
- VII. Minor Subdivisions, Minor Land Developments and Sewage Modules (6:50 - 7:00)
 - A. Michael Ralph Nonemaker (Deceased) & Linda Sue Nonemaker Minor Subdivision, Clay Township (Plan File #2024-074-09; Parcel 09-10-28): 123.98 acres, 3 lots (one 13.81 acre Lot 1; one 100.07 acre Lot 2; one 10.10 acre Remaining Lands - proposed house with septic and well on Lot 1), located along both sides of Dug Hill Road (T-323) north of Cherry Grove Church Road (SR 2002) and south of Ski Slope Road (T-329)
 - B. KJH Associates Minor Subdivision, Smithfield Township (Plan File #2024-076-44; Parcels 44-11-08.1 & 44-11-09): 2.8834 acres, combine Parcel 44-11-08.1 (0.5277 acres) with Parcel 44-11-09 (2.3557 acres) to create a 2.8834 acre consolidated lot, located on the south side of Fairgrounds Road (SR 3035) west of the Fairgrounds Road/Piney Ridge Road (T-565) intersection

- C. Kern Minor Subdivision, ETAL (Edward M. Kern III ETAL; Edward M. III & Linda L. Kern; Thomas L. & Carleen R. Kern) Minor Subdivision, Cass Township (Plan File#2024-077-07; Parcels 07-06-25; 07-06-25.1 & 07-06-25.2): 94.01 acres, 3 lots (Parcel 07-06-25 - one 1.000 acre Side-Lot Addition, Lot 1; one 1.000 acre Side-Lot Addition, Lot 2; one 88+- acre Residue; Parcel 07-06-25.1 - addition of Lot 2 to create a 3.010 acre parcel; Parcel 07-06-25.2 - addition of Lot 1 to create a 3.000 acre parcel), portions of the parcels are located on the east side of Hares Valley Road (PA 655) and on the east side of Jacks Mountain Road (T-398); subdivided portion is on the east side of Jacks Mountain Road south of the Cass Township/Union Township line
- D, Cynthia L. & C. Robert Patton, Jr. Minor Subdivision, Cass Township (Plan File #2025-002-07; Parcels 07-06-22 & 07-06-12): 6.085 acres, 2 lots (Parcel 07-06-22 - one 1.345 acre lot addition, Lot 2; one 3.9+- acre Residue; Parcel 07-06-12 - addition of Lot 2 to create a 1.185 acre parcel), portions of the parcel are located frontage on the north side of Ridge Road (T-390), on the west side of Hares Valley Road (SR 655), and on the west side of Barneytown Road (T-396); subdivided portion is immediately west of the Hares Valley Road/Barneytown Road intersection with frontage along both
- E. Kathryn M. Fleming Family Irrevocable Trust Minor Subdivision, Brady Township (Plan File #2025-003-04; Parcels 04-05-03 & 04-05-14): 259.503 acres, 5 lots (one 112.478 acre Lot 1 - Residue; one 102.962 acre Lot 2; one 20.001 acre Lot 3; one 22.996 acre Lot 4; one 0.398 acre Lot Addition A), located along both sides of Big Valley Pike (SR 0655), north and west of Front Mountain Road (SR 1007) and south of Metztown Road (SR 1002)
- F. Cody J. & Karlie Shook (Cody J. Shook Deceased) Minor Subdivision, Morris Township (Plan File #2025-004-30; Parcels 30-02-06 & 30-02-06.28): 11.541 acres, 2 lots (Parcel 30-02-06 - one 3.195 acre Lot Addition A; one 5.358 acre Residue; Parcel 30-02-06.28 - combine Lot Addition A to create a 6.182 acre parcel), located along Bears Lane (private) off the east side of Hungry Hollow Road (SR 4001) southeast of the Hungry Hollow Road/Hidden Hills Lane intersection
- G. John O. & Dorothy Sowash Minor Subdivision, Henderson Township (Plan File #2025-005-15; Parcel 15-11-24): 35.946 acres, 2 lots (one 10.000 acre lot; one 25.946 acre residue), located southeast of Penn Woods Road (T-570), southwest of the Penn Woods Road/Blue Moon Hollow Road (T-445) intersection and east of the Penn Woods Road/Wyndcrest Drive (private) intersection
- H. Donald F. Allison Minor Subdivision, Dublin Township (Plan File#2025-006-12; Parcels 12-07-09 & 12-08-02.1), 38.785 acres, 2 lots (combine 1.005 acre Parcel 12-08-02.1 with 37.78 acre Parcel 12-07-09 to create a 38.785 acre parcel) – staff review pending
- I. Hoover Lodge LLC Minor Residential Land Development, Clay Township (Plan File #2025-007-09; Parcel 09-04-12): 104.567 acres, construction of a second home on property with on lot water and sewer – staff review pending
- J. Donald E. & Margaret E. Dick Minor Subdivision, Morris Township (Plan File #2025-008-30; Parcel 30-06-04.1): 18.584 acres, 3 lots (one 3.007 acre Proposed Lot 5; one 3.007 acre Proposed Lot 6; one 12.57+- acre Lot 1 Residue) – staff review pending
- K. Gerald R. & Holly L. Anderson Minor Subdivision, Clay Township (Plan File #2025-009-09; Parcel 09-14-10): 101.485 acres, 3 lots (one 38.271 acre Lot B; one 1.454 acre Lot Addition; one 61.760 acre Residue) – staff review pending
- L. Dale Wesley & Cynthia K. Morgan Minor Subdivision, Clay Township (Plan File #2025-010-09; Parcel 09-01-01): 122.52 acres, 2 lots (one 4.0619 acre Lot 4; one 118.5+- acre Lot 1 Residue) – staff review pending

- M. Jeff Border Minor Residential Land Development, Todd Township (Plan File #2025-011-49; Parcel 49-05-05.4): 139.126 acres, construction of a second dwelling – staff review pending
- VIII. Project Review/Plan Consistency Review/Act 14/PUC/IRP (7:00 - 7:10)
- A. Camp Mantowagan, Todd Township – DEP, NPDES Permit Renewal; Act 14 Notification
 - B. Lake Raystown Resort Wastewater Treatment Plant, Lincoln Township – DEP, NPDES Permit Renewal; Act 14 Notification; Act 67 and 68 Review
 - C. J & J Svonavec Excavating, Inc., Surface Mine Permit Bond Release Request, Carbon Township, Huntingdon County/Broad Top Township, Bedford County – Public Notice
 - D. Pennsylvania Fish and Boat Commission Notice of Intent, Orbisonia - Rockhill Sportsmen Association Cooperative Fish Nursery Program, Cromwell Township – SRBC General Permit, Review and Comment
 - E. David Morris, Estate Administrator, Installation of 500 GPD Single Residence Sewage Treatment Plant, Warriors Mark Township – DEP, NPDES and Water Quality Management Part II Permits; Act 14 Notification; Act 67 and 68 Review
 - F. Verizon Pennsylvania LLC, Aerial Fiber Optic Cable and Innerduct Crossing, Henderson Township – PUC Application Notice
 - G. John R. Wald Company, Inc., Building and Parking Expansion, Smithfield Township - Complete and Sign Chapter 102 County Notification Form; Act 14 Notification; Act 67, 68 and 127 Review
 - H. Jody M. Friling, Installation of 400 GPD Single Residence Sewage Treatment Plant, Warriors Mark Township – DEP, NPDES and Water Quality Management Part II Permits; Act 14 Notification; Act 67 and 68 Review
 - I. PennDOT District 9-0/Rockland Planning, The SR 453 Birmingham Pike Rockfall Solutions Project – PROTECT Grant Application, Letter of Support
 - J. Warriors Mark Township, New Municipal Building Project – Local Share Account Grant Application – Letter of Support
 - K. Steven H. Kennedy, Installation of 500 GPD Single Residence Sewage Treatment Plant, Oneida Township – DEP, NPDES and Water Quality Management Part II Permits; Act 14 Notification; Act 67 and 68 Review
 - L. Penelec, Warrior Ridge 46kV W-Line Rebuild, Woodbury, Catherine, Porter and Logan Townships, Blair and Huntingdon Counties – DEP, Chapter 102 Individual NPDES Permit for Stormwater Discharges - Act 14 Notification; Act 67, 68 and 127 Review – Complete and Sign County Notification Form
- IX. Other (7:10 - 7:20)
- A. HCPC Annual Dinner Meeting and Joint Chamber/HCPC Community Improvement Awards Presentation – February 27, 2025
 - B. Act 13 Marcellus Shale Legacy Fund Grant Workshops – February 24 and 25
 - C. FY 2025 Community Development Block Grant (CDBG) Invitation to Apply – Applications Due by May 2, 2025
 - D. Routes 453/45 Intersection, Constituent Request for Left Turn Lane
- X. Open to Public (7:20 - 7:25)
- XI. Adjourn (7:25)