

**HUNTINGDON COUNTY PLANNING COMMISSION
AGENDA**

September 18 , 2025 – 6:00 PM

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

1. Call to Order (6:00-6:05)

2. Approval of Minutes (6:05-6:10)

- August 21, 2025 HCPC Meeting Minutes

3. Staff Activity Report (6:10-6:15)

- September 17, 2025 Staff Activity Update

4. Old Business (6:15-6:20)

A. FFY 2027-2030 TIP - Local Bridge Priorities, Possible Revision

5. New Business (6:20)

6. Major Subdivisions & Non-Residential Land Developments (6:20-6:30)

A. Walker Township – New Administration Building and Future Garage Storage Building , Non-Residential Land Development

- Plan File #2025-053-51; Parcel 51-06-37.4
- 1 Lot, 7.87 acres
- Site Upgrades, 8,679 sq ft. building (storage, administration, garage) with 2.88 acres earth disturbance
- Location: 10867 Fairgrounds Rd., south side of Fairgrounds Rd. (SR 3035)

7. Minor Subdivisions, Minor Land Developments & Sewage Modules (6:30-6:40)

A. Brian E. & Rachel M. Fisher – Minor Residential Land Development, Juniata Township

- Plan File #2025-050-23; Parcel 23-06-10.8
- 1 Lot, 16.01 acres (add a second single-family residence)
- Location: North of Yocum Rd. (Private), South of Osprey Dr. (Private), West of Point Rd. (T-431)/Yocum Rd. intersection

B. Clay A. & Tabitha Mellott – Minor Residential Land Development, Clay Township

- Plan File #2025-051-09; Parcel 09-13-18
- 1 Lot, 60.92 acres (construct a second single-family dwelling)
- Location: South side of Black Hollow Rd. (T-328), SW of Starr Rd. (T-321)/Black Hollow Rd. intersection and South of Cherry Grove Church Rd. (SR 2022) intersection

C. Evergreen Farms, Inc. – Sewage Module Review, Franklin Township

- Plan File #2025-052-14; Parcel 14-11-01.16
- 1 Lot, 90.03 acres
- Lot 13.4 (29.28 acres): construction of a residence, onsite sewage disposal system & well
- Lot 13 RR (62.75 acres): residue, no proposed development
- Location: South side of Huntingdon Furnace Rd. (SR 4013), west of Old Mill Rd. (SR 4013/SR 4015) intersection, East of Curfman Rd. (T-531) intersection

D. Greene Hills Resort, LLC. – Sewage Module Review, Porter Township

- Plan File #2025-054-38; Parcel 38-01-08
- 1 Lot, 241 Acres
- Install gravity wastewater collection system connecting 63 exiting RV sites + 2 cottages to pump station
- Location: 6270 Barree Rd., south side of Barree Rd. (SR 4004) east of Mountain Rd. (T-514) intersection

E. Jeff Gilligan & Francine K. Smith – Minor Subdivision, Smithfield Township

- Plan File #2025-055-44; Parcels 44-04-08 & 44-04-08.1
- 3 Lots, 25.5 acres total
- One 10.33 acre lot; one 0.06 acre lot addition to Parcel 44-04-08.1; one 14.11 acre Parcel 44-04-08 Residue
- Location: North of Henderson Overlook Rd. (SR 3045) south of Point Rd. (T-431) intersection

F. Nadine Morrow – Minor Subdivision, Spruce Creek Township

- Plan File #2025-056-46; Parcels 46-03-19 & 46-03-23
- 5 Lots, 358.65 acres total
- Merge Parcels 1-4, then subdivide into 5 lots:
Lot 1 (131.24 acres), Lot 2 (43.15 acres), Lot 3 (14.65 acres), Lot 4 (129.63 acres), Lot 5 (39.99 acres)
- Location: North and south of Union Furnace Rd. (SR 4006) west of Spruce Creek Rd. (SR 0045) intersection

G. Larry G. Cutshall & Hartslog Valley Chapel Church – Minor Subdivision, Porter Township

- Plan File #2025-057-38; Parcels 38-12-29.2; 38-12-35.6; 38-12-35.8; 38-12-35.3
- 4 Lots, 8.49 acres total
- Lot Line adjustment involving four parcels:
0.12 acres from Parcel 38-12-29.2 to Parcel 38-12-35.6 (0.90 acre parcel created)
0.05 acres from Parcel 38-12-35.8 to Parcel 38-12-29.2 (1.95 acre residue)
0.86 acres from Parcel 38-12-35.3 to Parcel 38-12-29.2 (2.05 acre residue)
Resulting in Parcel 38-12-29.2 totaling 3.59 acres
- Location: Along both sides of Comstock Rd. (Private) north of Homestead Rd. (T-476) intersection

8. Project Review/Plan Consistency /Act 14/PUC/IRP (6:40-6:45)

A. Walker Township – New Administration Building, Garage & Water Main Installation

- NPDES Permit & Chapter 102 Permit Notice
- Chapter 102 County Notification Form

B. Yellow Springs Hardwoods – Porter Township

- DEP Air Quality Program, State-Only Operating Permit Renewal

C. Joelle and Kyler Hull – Driveway Culvert, Clay Township

- DEP GP- 7 Permit Application, Act 14, 67, 68 & 128 Notice

D. Saddler Run Quarry – Brady Township

- DEP Small Noncoal Surface Mine Permit, Act 67, 68 & 127 Review Notice
- Land Use Letter

E. PA DEP – Application to US Department of Labor

- FFY 25 Mine Safety and Health Administration - \$578,386.00

F. PA DEP – Application to US EPA

- FFY 2026-2028 Resource Conservation and Recovery Act Hazardous Waste Management Program - \$13,674,003

9. Other Business (6:45-6:55)

- **Juniata College Campus Health Fair** – October 14, 2025
- **Bucks County Planning Commission** – Wire Fraud News Alert
- **Residents & Taxpayers of Porter Township** – Solar Development Petition
- **USDA and Juniata College** – Draft MOA for Gateway Center

10. Public Comment (6:55-7:00)

11. Adjournment (7:00)