

HUNTINGDON COUNTY PLANNING COMMISSION

AGENDA

October 16, 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)

- September 18, 2025 HCPC Meeting Minutes

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

- October 15, 2025 Staff Activity Update

4. Old Business (6:15)

5. New Business (6:20)

A. Community Improvement Awards

- Nominations Due December 8; Complete Applications Due January 8

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

A. Stihl Shop & Storage Building (TDB of Saxton, LLC) – Non-Residential Land Development, Mount Union Borough

- Plan File #2025-060-33; Parcels 33-02-115.1 & 33-02-116.1
- 2 Lots, 2.61 acres
- Construction of a 100' x 60' Stihl Dealership showroom, a 30.25' x 60' lumber storage building, a 24' canopy addition to the existing lumber storage area, and a future 36' x 60' building addition to the showroom
- .98 acres of earth disturbance
- Location: Northeast side of E. Shirley St. (SR 2025) directly across from intersection of E. Shirley St. and S. Moore Ave

(The lot consolidation plan reference appears to be to a plan for the East Broad Top Railroad Preservation Association that was reviewed 8/21/2015)

B. Dollar General (PTV 1433, LLC) – Non-Residential Land Development, Warriors Mark Township

- Plan File #2025-064-52; Parcel 52-10-03.3
- 1 Lot, 2.845 acres
- Construction of a new 10,640 sq. ft. retail store, access drive, parking lot, utilities and stormwater
- Location: North side of Pennington Rd. (SR 055) northwest of Diamond Dr. (T-540) intersection

C. Thomas McDowell – Non-Residential Land Development, Porter Township

- Plan File #2025-065-38; Parcel 38-12-04.11
- 1 Lot, 12.55 acres
- Installation of 2 rows of 12 solar panels, 81 sq. ft. of earth disturbance
- Location: South side of Pauls Rd. (T-471) west of Old Route 22 (T-613) intersection

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

A. Nadine Morrow – Minor Subdivision, Spruce Creek Township *(Pending Resubmission)*

- 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

B. 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 three 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

C. Nancy E. Smith – Minor Subdivision, Morris Township

- Plan File #2025-058-30; Parcel 30-05-43
- 3 Lots, 126.56 acres
- Lot 2 (2.00 acres); Lot 3 (2.00 acres); Lot 1 Residue (122.56 acres)
- Location: South side of William Penn Highway (US Route 22) west of Goodman Rd. (T-482) and accessed via Horse Back Ln. (Private)

D. David K. & Katie M. Peachey – Minor Subdivision, Brady Township

- Plan File #2025-059-04; Parcel 04-05-04
- 2 Lots, 97.35 acres
- Lot 2: 12.143 acres; Lot 1 Residue 85.21 acres
- Location: North of Big Valley Pike (SR 0655) south of Hickory Ln. (Private)

E. Samuel S. & Linda S. Beiler – Minor Subdivision, Shirley Township

- Plan File #2025-061-42; Parcel 42-22-02.3
- 2 Lots, 100.706 acres
- Create 2.0 acres Tract 1 Lot 1, leaving a 98.71 acre Residue
- Location: 17474 Blacklog Valley Rd. (SR 2017), on west side of Blacklog Valley Rd. south of Blacklog Mountain Rd. (SR 2012) intersection

F. Dalton J L Ness & Autumn Grace Hocker – Minor Residential Land Development, Dublin Township

- Plan File #2025-062-12; Parcel 12-04-20.6
- 1 Lot, 21.78 acres
- Construction of house with proposed on-lot sewage and well
- Location: South side of Sawmill Rd. (SR 2006) west of Parsons Farm Rd. (SR 2013) intersection

G. James W. Conrad & Betty Jean Conrad – Minor Subdivision, Warriors Mark Township (Resubmission of Plan reviewed July 10, 2025 as Plan File #2025-039-52)

- Plan File #2025-63-52; Parcels 52-10-15 & 52-10-18
- 3 Lots, 53.26 acres
- From Parcel 52-10-15:
Create Parcel A side lot addition (5.15 acres) & Lot 1 (2.0 acres)
Combine remainder of Parcel 52-10-15 with Parcel 52-10-18 to create a 46.11 acre Parcel
- Location: West of Warriors Mark Path (SR 350) and along both sides of Burket Rd. (T-541)

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

A. Spring Creek Sportsmen Nursery- Cass Township

- SRBC NOI General Permit, Continued Withdrawal of water from Roaring Run
- Review and Comment

B. Penn Highlands Huntingdon, 3D Mammography Unit

- Statewide LSA Application Partnership and Letter of Support

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

A. Community State Bank Renovations – Orbisonia Borough

- PennDOT Transportation Impact Study (TIS) Determination & Scoping Meeting Application – Meeting Pending

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

11. Adjournment (7:00)