

## AGENDA

### HUNTINGDON COUNTY PLANNING COMMISSION July 21, 2022

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

**6:00 PM - Monthly HCPC Meeting (Public Meeting)**

- I. Call to Order (6:00 - 6:05)
- II. Minutes (6:05 - 6:10)
  - A. March 17, 2022 HCPC Meeting (Pending Completion)
  - B. April 21, 2022 HCPC Meeting (Pending Completion)
  - C. May 19, 2022 HCPC Meeting (Pending Completion)
  - D. June 16, 2022 HCPC Meeting (Pending Completion)
- III. New Business (6:10)
  - A. Community Development Block Grant (CDBG) Project Update Presentation – Laurie Nearhood/Jen Bellis (6:10 - 6:30)
  - B. Mount Union Borough Use of County Model SALDO – Citizen Request (6:30 - 6:35)
  - C. Walker Township Zoning Ordinance Amendment – Review and Comment (6:35 - 6:45)
- IV. Staff Activity Report (None) (6:45)
- V. Major Subdivisions and Major and Non-Residential Land Developments (6:45 - 7:00)
  - A. Deborah M. Roub (to Bruce E. Cox) Major Subdivision, Warriors Mark Township (Plan File #2022-05-007; Parcels 52-05-26.12; 52-05-02.1; 52-05-26.9 & 52-05-26.18): 53.6 acres, 6 lots (Parcel 52-05-02.1: subdivision of 2.91 acres (Lot Addition A) & addition of 3.86 acre Lot Addition D to create a 16.27 acre parcel; Parcel 52-05-26.9: addition of 4 lots (Lot Additions A,B,C,E) totaling 6.8 acres to create a 10.18 acre parcel; Parcel 52-05-26.8: subdivision of 0.96 acre (Lot Addition E) to create an 18.89 acre parcel; Parcel 52-05-26.12: subdivision of 1.13 acres (Lot Addition B) to create an 8.26 acre parcel), located on the north side of Ridge Road and along both sides of Spring Mount Drive (Staff Comments not available for 6/16 meeting but were completed and sent on 6/17)
  - B. Raystown Welding & Fabrication, LLC Non-Residential Land Development, Smithfield Township (Plan File # 2022-06-001; Parcel 44-06-35): 0.4616 acres, construction of a second structure (one 40'x60' welding shop) with 1 ADA and 8 non-ADA parking spaces, located on the south side of Pennsylvania Avenue and approximately 0.5 miles northeast of US 22/Pennsylvania Avenue intersection (Staff Comments were completed and sent on 7/6)
  - C. Sheetz #215 Huntingdon Non-Residential Land Development, Smithfield Township (Plan File #2022-06-005; Parcel 44-03-05): 1.06 acres, demolition of existing convenience store and construction of a new 4,959 square foot store with 8 fuel pumps and 2 ADA and 27 non-ADA parking spaces, located at the intersection of William Penn Highway and Fourth Street
- VI. Old Business (None) (7:00)

- VII. Minor Subdivisions, Minor Land Developments and Sewage Modules (7:00 - 7:10)
- A. Glenn F. Cohenour, Sr. Minor Subdivision, Cromwell Township (Plan File #2022-05-008; Parcel 11-12-09): 162.882 acres, 2 lots (one 73.882 acre Lot 2 and one 89+- acre residue), located southeast of Monroe Valley Road, and east and west of Chilcote Ridge Road near the intersection of Monroe Valley and Chilcote Ridge Roads
  - B. Vicky W. Parks Minor Subdivision, Clay Township (Plan File #2022-05-009; Parcels 09-07-07; 09-07-07.8): 152.339 acres, 3 lots (one 11.361 acre Lot 3; one 0.923 acre lot addition; one 138.056+- acre residue), located north and south of Church Street, east of Waterfall Road and Old Plank Road, near the intersections of Old Plank and Waterfall Roads and Church Street
  - C. Raystown Welding & Fabrication, LLC Minor Subdivision, Smithfield Township (Plan File #2022-06-001; Parcel 44-06-35): 0.4616 acres, combine the 4 parcels of 44-06-35 into one deed boundary through removal of 3 lot lines prior to constructing a second structure on site (see Agenda Item V.B), located on the south side of Pennsylvania Avenue and approximately 0.5 miles northeast of US 22/Pennsylvania Avenue intersection
  - D. William D. Lalli Minor Subdivision, West Township (Plan File #2022-06-002; Parcel 53-10-26): 7.53 acres, 2 lots (one 1.94 acre Lot 2 & one 5.58 acre Remaining Lot 1), located south of Shavers Creek Road, approximately 182' east of the Eberle Road/Shavers Creek Road intersection
  - E. Dennis F. Shope Minor Residential Land Development, Springfield Township (Plan File #2022-06-003; Parcel 45-01-02): 12.79 acres, construction of a new home, located at the Scenery Lane/Fleck Road intersection
  - F. Brenda K. Marker Minor Subdivision/Minor Residential Land Development, Dublin Township (Plan File #2022-06-004; Parcel 12-04-21.4): 3.828 acres, 1 lot, located southeast of Revercomb Lane with a small section of frontage along Sawmill Road (Note: current property owner purchased this property without knowing the lot was not reviewed or approved by Dublin Township; property owner now wants to sell and this plan is submitted to provide clear title for the new owner to build a home.)
- VIII. Project Review/Plan Consistency Review/Act 14/PUC/IRP (7:10 - 7:15)
- A. Raystown Ridge Camp, New Well and Water Treatment and Distribution Systems, Hopewell Township, DEP – Water Supply Permit; Act 14 Notification; Act 67, 68 and 127 Reviews
  - B. Orchard Road Improvements, Walker Township – DCED Multimodal Transportation Fund (MTF) Grant Application – Comprehensive Plan Consistency Request
  - C. Orbisonia & Rockhill Joint Municipal Authority (ORJMA), Cromwell Township – DEP, NPDES Permit Renewal, Act 14 Notification; Act 67 and 68 Reviews
- IX. Other (7:15 - 7:20)
- A. Annual Picnic Meeting – August 18<sup>th</sup> – Shaver’s Creek Environmental Center
- X. Open to Public (7:20 - 7:25)
- XI. Adjourn (7:25)