

## AGENDA

### HUNTINGDON COUNTY PLANNING COMMISSION

June 15, 2023

Held In Person

Huntingdon County Courthouse Annex 1 Conference Room (First Floor)

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 20, 2023 Act 13 Workshop (Completed)
  - B. April 20, 2023 HCPC Meeting (Pending Completion)
  - C. May 18, 2023 HCPC Meeting (Pending Completion)
- III. Staff Activity Report (None) (6:10)
- IV. Old Business (6:10)
  - A. Huntingdon County Active Transportation Plan - Plan Recommendation to County Commissioners (Plan Completion Anticipated July 31, 2023) (6:10 - 6:20)
  - B. FY 2025 - 2028 TIP, Huntingdon County Local Bridges - Recommendation to PennDOT (6:20 - 6:25)
- V. New Business (6:25)
  - A. HCPC Member Recruitment: Peter Liese, Warriors Mark Township - Recommendation to County Commissioners (6:25 - 6:35)
  - B. Southern Alleghenies Mini-Grant Program, Round 9 - Application Recommendation for Blair Park, Huntingdon Borough (6:35 - 6:45)
- VI. Major Subdivisions and Major and Non-Residential Land Developments (6:45 - 6:55)
  - A. Christos Farm (formerly Edgewater Acres) Non-Residential Land Development, Porter Township (Plan File #2023-05-001; Parcels 38-06-43; 38-06-44 & 38-06-45): 28.8870 acres, consolidation of 4 lots/3 parcels and creation of a two-phased Country Inn/Resort (Phase 1: 22-room Inn, porte-cochere, valet, dining room, kitchen, bar, new restrooms, dining and bar balconies; 10-room Barn with Gift Shop and Hayloft Theater; Phase 2: 10-room Brick House and staff apartments; south and north greenhouses; Chapel; food service building; Carriage House, rest rooms and 10 additional guest rooms; storage barn; two utility buildings; garden shed; stable and seven fishing cabins. Support Buildings, Phases 1-2: Landscaping, Offices, Storage, Woodshop, Cottage, Greenhouse, Cabin, Gate House, Event Tent, vegetable garden and seven tree-covered earthen berms), located northeast of Shade Lane (T-482), north and south of Edgewater Estates Circle (T-502), at the River Road (T-618)/Edgewater Acres Circle intersection
- VII. Minor Subdivisions, Minor Land Developments and Sewage Modules (6:55 - 7:05)
  - A. Roger D. Thomas Minor Subdivision, Clay Township (Plan File #2023-04-004; Parcel 09-04-04.10): 26.2150 acres, 3 lots (one 2 acre lot, Parcel 1 Residue; one 1.598 acre lot addition, Parcel 1A; one 22.617 acre lot, Parcel 1B), located north of Pine Grove Road (T-353), east of Hunter Lane, (private right-of-way), west of Hares Valley Road (SR-655), approximately 715' feet from Hares Valley Road/Pine Grove Road intersection

- B. Kenneth A. Rhodes, Jr. & Pazia A. Rhodes Minor Subdivision, Lincoln Township (Plan File #2023-05-002; Parcels 24-04-04.3 & 24-04-04.5): 2.0900 acres, 2 lots (consolidate Parcel 24-04-04.5 containing 1.02 acres and Parcel 24-04-04.3 containing 1.07 acres to create a 2.09 acre parcel), located south of Fouses Crossing (T-405), east of Backbone Road (T-402), approximately 315' from Fouses Crossing/Backbone Road intersection
  - C. Geary E. Shade, Jr. & Shade Acres, LP Minor Subdivision, Porter Township (Plan File #2023-05-003; Parcels 38-06-41; 38-06-42; 38-06-41.1 & 38-06-41.2): 121.1400 acres, 4 lots (consolidate 100.08-acre Tract 2 with 7.25-acre Tract 3 to create a 107.33 acre tract; subdivide 23.97-acre Proposed Lot 4 with house, well, barn, sheds, and sewage system from this consolidated tract leaving an 83.37 acre residue; consolidate existing 11.13-acre Lot 2 with existing 2.68-acre Lot 3 to create a 13.81-acre revised Lot 2 with house, well and sewage system), located north and south of Shade Lane (T-482), west of River Road (T-618) and Edgewater Acre Circle (T-502), approximately 1,710' from Alexandria Pike (SR-4005)/Shade Lane intersection
- VIII. Project Review/Plan Consistency Review/Act 14/PUC/IRP (7:05 - 7:15)
- A. PennDOT, Culvert Replacement, Coles Valley Road (SR 3021), Todd Township - DEP GP-11 Permit Application - Act 14 Notification; Act 67 and 68 Review
  - B. Wingert Farms/William Wingert, Porter Township - DEP Water Quality Management Permit (#2115201) Modification - Act 14 Notification
  - C. Norfolk Southern, Juniata Locomotive Shop (Blair County) – DEP, Annual Notification of Upstream Regulated Substances (Section II.E.3 Development and Implementation of Environmental Emergency Response Plans)
  - D. Huntingdon County Conservation District, Standing Stone Creek, Stream Restoration, DEP Growing Greener Grant Application - Comprehensive Plan Consistency and Letter of Support
  - E. Huntingdon County Conservation District, Abandoned Mine Drainage Abatement, Miller Run, Carbon Township, DEP Growing Greener Grant Application - Comprehensive Plan Consistency and Letter of Support
  - F. Jackson Broadband, Extending Internet Services to Northern Huntingdon County, DCED ARPA Broadband Infrastructure Program Grant Application - Letter of Support
  - G. The Pennsylvania State University, Pennsylvania Technical Assistance Program (PennTAP) for Commercial Food and Beverage Facilities in Disadvantaged Communities Grant Application (US EPA FY 2023 - FY 2024 Pollution Prevents Grants Program) - Review and Comment
  - H. Wood Township, Great Trough Creek Streambank Protection, Water Street (T-559) - DEP, Chapter 105 Water Obstruction and Encroachment Permit – Act 14 Notification; Act 67 and 68 Review
  - I. Pure Events, LP, Replacement of Filters, Lake Raystown Resort Water Treatment Plant, Lincoln Township - DEP, Public Water Supply Permit - Act 14 Notification; Act 67, 68 and 127 Review
  - J. Danzer Lumber North America, Inc., Dublin Township - DEP, Air Quality Permit Renewal Application - Act 14 Notification
  - K. USDA, Search for Rental Office Space, Multiple Municipalities - Land Use Inquiry
- IX. Other (7:15)
- A. FEMA/PEMA, Risk Mapping, Assessment and Planning Project - Discovery Meeting Notification (7:15 - 7:20)
  - B. HCPC Annual Picnic - August 17th, Roslyn Pavilion, Riverside Park, Smithfield Township (7:20 - 7:25)
- X. Open to Public (7:25 - 7:30)
- XI. Adjourn (7:30)