**HUNTINGTON TOWNSHIP PLANNING COMMISSION**

**Regular Meeting**

**April 22, 2024**

**Call to Order:**

The meeting was called to order by Ted Decker, chairman, at 7:00 p.m.

**Attendance:**

Commission members present were Ted Decker, Kyle Smith, Roxey Sauble, Marlin Ensor, and Jeff King. Tom Streiff and Ron Resh were absent. Gus Fridenvalds, Zoning Officer, was present as well as Scott Longstreth, township engineer.

**Approval of Minutes:**

The minutes of the meeting on March 25, 2024, were reviewed by the members. A motion was made to approve the minutes by Jeff King and seconded by Kyle Smith. The motion carried unanimously.

**Correspondence:**

None

**Zoning Officer’s Report:**

Gus Fridenvalds, zoning officer, reported the following:

1. Building Permit – Garman Builders – 2-story house
2. Building Permit – Tofani – Replace deck
3. Subdivision – Richard Hartley – Sub divide 1.75 acres from parent tract of 29.2 acres
4. Subdivision – Lobaugh, Lobaugh, & Bupp – Sub divide Parent Tract to make 2 lots plus parent tract
5. Occupancy – Margaret Birney – Roof top solar
6. Occupancy – Virginia Barth – Roof top solar
7. Waiver – Duane Hoffman – new shingles on porch roof

**Township Engineer’s Report:**

Scott Longstreth reported on the following items.

1. Greenbriar Road Culvert Project – A few minor changes had to made to the application. Revisions will be made and resubmitted this week.
2. Myerstown Road Culvert – Nothing new to report
3. Torway Road Culvert – Permit was received last week
4. Update to SALDO – On-going. Working with Andrew at Adams County Planning on the next section.
5. One plan submitted for review – Lobaugh, Lobaugh, Bupp – On agenda for next month

**Old Business:**

*SamWill Land Development –*

Attorneys are working together to resolve the problems.

*JVI –*

Asked the Board of Supervisors to extend the extension until August, 2024. The Board of Supervisors granted the extension.

*Burn Ban Ordinance –*

The Board of Supervisors hand this back to the Planning Commission because there were objections at the hearing. A motion to delete Excessive Odor/Excessive Smoke from Section 7-2 and also delete #3 from section 7.4 and update # 2 & 4 was made by Jeff King and seconded Roxey Sauble. The motion carried unanimously.

*Saldo Update –*

Andy Merkell attended the meeting and we went over Article 5, sections 501 through 507. There were sections that were in the Zoning ordinance and also in the SALDO. It was suggested to combine these and put in the correct ordinance. This would require amendments to the Zoning ordinance. Possible Andy’s office could help with creating the new ordinance with the changes. We will be starting at Section 508 at the next meeting and probably Article VI at the June meeting.

*Mark Heebner Land Development –*

A motion to recommend approval of the subdivision to Board of Supervisors was made by Marlin Ensor and seconded by Kyle Smith. The motion carried unanimously.

**New Business:**

*Richard Hartley Subdivision –* (This was added to the agenda at the meeting.)

Ken Scott, Beyond All Boundaries, was in attendance to present the plan. After a discussion, it was decided to table this subdivision till the May Planning Commission meeting. A motion to table the plan until the May meeting was made by Jeff King and seconded by Roxey Sauble. The motion carried unanimously.

*Presentation of Proposal by Branden Powers*

Branden Powers attended the meeting and explained the proposed idea for 880 S. Ridge Road. He is proposing a contractor storage building for the purpose of warehousing. Each unit would have their own address and electric panel. There would be a fence surrounding the building with a key pad entrance. There would be no septic system or water supply. It was suggested that he start with the Zoning Board for a waiver of the setbacks. He was told that they would only issue a waiver if he can prove a hardship.

**Public Comments**

Marie DiGangi questioned why the Planning Commission agenda was not posted on the website until Monday. She said that this was a violation of the Sunshine Act. Gus explained that the agenda was completed on Saturday and posted at the township building that day. He also emailed the County the same day to post the agenda on the website. Because the County does not work on Saturdays, the agenda could not be posted until Monday. Gus apologized to Ms. DiGangi for the late posting.

Roxey Sauble informed the members that she probably will not be attending the May Planning Commission meeting because of surgery. She has asked Kyle Smith to take the minutes at that meeting.

**Next Meeting:**

The next Planning Commission meeting will be held Monday, May 20, 2024, at 7:00 p.m., at the Township building.

**Adjournment:**

A motion was made by Marlin Ensor and seconded by Jeff King to adjourn the meeting at 9:15 p.m. The motion carried unanimously.

Respectfully Submitted,

Roxey Sauble