**HUNTINGTON TOWNSHIP**

**PLANNING COMMISSION**

**REGULAR MEETING**

**JULY 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, Ron Resh, Tom Streiff, Marlin Ensor, and

Jeff King. Gus Fridenvalds, Zoning Officer, and Scott Longstreth, Township Engineer were present.

Roxey Sauble and Kyle Smith were excused.

**Approval of Minutes:**

The minutes of the June 24, 2024, meeting were reviewed by the members. A motion to

approve the minutes was made by Jeff King and seconded by Tom Streiff. The motion

 carried unanimously.

**Correspondence:**

None

 **Zoning Officer’s Report:**

Gus Fridenvalds, zoning officer, reported the following:

1. Received an application for a Conditional Use Hearing from Steinour Holding’s to change a storage building located at 255 White Church Road to a warehouse use.
2. Issued a Permit Waiver to Peters Orchards to replace an existing deck on a house located at 20 Goodyear Road.
3. Issued an Occupancy Permit to Michael Proctor, 511 Mud Run Road, for a new Deck and Patio added to an existing dwelling.
4. A hearing is set for August 1, 2024, at 7 p.m. to hear a request to rezone the property at 180 S Ridge Road from Agricultural- Conservation to Commercial- Industrial by the owner, Jay Weaver before the Board of Supervisors.

**Township Engineer’s Report:**

 Scott Longstreth reported on the following items.

1. The Greenbriar Road Culvert Permit has been received. Scott needs to review with Roadmaster.
2. He has received the JVI Land Development Plan to Review for our August Meeting.
3. No word yet on the Myerstown Culvert Project.

**Old Business:**

1. SamWill sale has “fallen through”. After a conditional use hearing and a favorable decision by the B. O. S. the perspective buyer has withdrawn from the sale.
2. JVI has filed a Land Development Plan for their project at 7051 Old Harrisburg Road.

The project will be reviewed at the August 26, 2024, meeting of the Planning Commission. The plan calls for a 3,000 sq. ft truck garage.

1. Saldo Revision was moved to the end of the agenda by the chair.
2. The Lobaugh Subdivision has been signed by the Supervisors and needs to be signed by the Planning Commission.

**New Business:**

1. Rezoning 180 S Ridge Road Property.

 Jay Weaver has requested a hearing to rezone the property located at 180 S Ridge Road from Agricultural- Conservation to Commercial- Industrial so he can construct 4 ballfields on part of the 104-ac. tract and possibly conduct an occasional Heavy Equipment Auction. The Planning Commission requested a presentation on the project from Mr. Weaver prior to the hearing.

Mr. Weaver responded to the Planning Commissions invitation and provided an electronic projection of the 4 ballfields and the proposed parking area. He would construct a white vinyl fence similar to the one on his other property, to restrict access. Parking would be in a designated area. Access to the ballfields would be by a walk from the parking area. An equipment shed and possible concession stand could be constructed. County Comments were favorable to the need for ballfields in the County. There was much discussion about ballfields, about what used to be and the fact that many existing fields are under contract to specific sports organizations and unavailable for use. These fields could also be restricted to practice and tournaments on weekends.

The County Comments regarding the Equipment Auctions were not as favorable citing the difficulty of road access from limited rural roads. After much discussion, Mr. Weaver mentioned that his other property up the road which is zoned Commercial could be used for the possible auctions. This was followed by discussion on the “rollback of taxes” if property enrolled in “clean and green” could face if the property is rezoned commercial.

It was strongly suggested that Mr. Weaver check with the county Tax Office, He said he would check with them tomorrow.

Mr. Tom Streiff made a motion to rezone the property from Agriculture- Conservation to Commercial- Industrial and that the issues of auctions Etc. would be addressed in the application process. The motion was seconded by Marlin Ensor. Passed unanimously.

2. Changing Zoning Ordinance to eliminate “Business” as a Permitted use in 27-8039 on a motion by Tom Streiff, seconded by Jeff King. Much discussion, passed unanimously.

3. Saldo Revision. Andy Merkel explained that because of other demands on his time he did not have time to work on the revision and asked that it be tabled to next month.

 **Public Comment:**

Marie Degangi asked why the B.O.S. were hearing the Rezoning request rather than the Zoning Hearing Board. Mr. Fridenvalds responded that by the Zoning Ordinance, rezoning Issues are heard by the B. O. S., The Z.H. B. hears appeals from decisions of the Zoning Officer, and requests for variances.

 **Next Meeting:**

Is scheduled for August 26, 2024, at 7 p.m.

 **Motion to Adjourn:**

 By Tom Streiff 8:08 p.m., second by Ron Resh, passed unanimously!

Respectfully submitted,

 Gus Fridenvalds