**HUNTINGTON TOWNSHIP PLANNING COMMISSION**

**Regular Meeting**

**June 24, 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, Jeff King, Tom Streiff and Ron Resh. Gus Fridenvalds, Zoning Officer, was present as well as Scott Longstreth, township engineer.

**Approval of Minutes:**

The minutes of the meeting on May 20, 2024, were reviewed by the members. A motion was made to approve the minutes by Marlin Ensor and seconded by Tom Streiff. The motion carried unanimously.

**Correspondence:**

None

**Zoning Officer’s Report:**

Gus Fridenvalds, zoning officer, reported the following:

1. Building Permit - Garman Builders – 50’x39’ 2 story single family dwelling
2. Building Permit - Seth Martin – 30’x40’ 2 story addition to existing home
3. Building Permit – Christine Barth – 8’x12’ front porch addition
4. Waiver – David Boyer – remove/replace roof shingles
5. Zoning Permit – Jacobs Telecommunications
6. Occupancy Permit – Barry Richardson – 37 rooftop solar panels

**Township Engineer’s Report:**

Scott Longstreth reported on the following items.

1. Greenbriar Road Culvert Project – The permit application for the culvert was resubmitted 6 weeks ago. Awaiting final approval. Tom Streiff suggested that Scott look at the site because of stabilization.
2. Myerstown Road Culvert – Nothing new to report
3. Plans being reviewed: Lobaugh/Bupp Subdivision – board action required by 7/31/24

**Old Business:**

*SamWill Land Development –*

Septic and perk permits have expired. NPDES is inconsistent with township plan. New buyer would be required to submit a major modification (same as a new plan) if current plan is not followed. Steinhauer Holdings is interested in purchasing the property.

*JVI –*

Land development plans for a 3000 sq. ft. garage will be submitted. It was asked if JVI could moved ground before the land development plan was submitted.

*Lobaugh/Bupp Subdivision –*

A motion to table this discussion was made by Jeff King and seconded by Kyle Smith. The motion carried unanimously.

*Saldo Update –*

Andy Merkel attended the meeting and we went over Article V (Design Standards), sections 508 through 515; and Article VI (Improvement and Construction Requirements). All sections in red in Article V and VI were discussed and agreed upon by the commission members, Scott Longstreth, and Andy Merkell. Scott and Andy will meet to discuss the mobile home section.

**New Business:**

*Rezoning 108 South Ridge Road Property –*

Jay Weaver is requesting a rezoning hearing to change the property from Agriculture to Commercial-Industrial. He wants to create a number of ballfields and also a section for a construction auction. It was suggestion that Jay should attend the next Planning Commission on July 22. Gus will contact Jay.

*Low Cost Housing Discussion –*

Gus Friedenvalds shared information from the article in the PSATs magazine. Andy Merkel explained that the bills presented would be directed at municipalities with a population of 5,000 or more. Huntington Township would not be included.

*Business as Permitted Use in Commercial-Industrial District Discussion –*

Attorney Todd King suggested in Ordinance #27-803, #9 that the word “business” be removed from the ordinance. This would require a hearing. A motion to recommend to the Board of Supervisors to remove “business” from the code was made by Tom Streiff and seconded by Ron Resh. The motion carried unanimously.

**Public Comments**

Marie DiGangi stated that there were interesting conservations during the meeting.

**Next Meeting:**

The next Planning Commission meeting will be held Monday, July 22, 2024, at 7:00 p.m., at the Township building.

**Adjournment:**

A motion was made by Tom Streiff and seconded by Kyle Smith to adjourn the meeting at 8:05 p.m. The motion carried unanimously.

Respectfully Submitted,

Roxey Sauble