**HUNTINGTON TOWNSHIP PLANNING COMMISSION**

**Regular Meeting**

**May 20, 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, Tom Streiff, Marlin Ensor, Jeff King, Kyle Smith, and Ron Resh. Roxey Sauble was absent. Gus Fridenvalds, Zoning Officer, was present as well as Scott Longstreth, township engineer.

**Reorganization of Planning Commission**

Terms of Members: 2024: Kyle Smith & Ron Resh

2025: Roxey Sauble & Marlin Ensor

2026: Ted Decker & Tom Streiff

2027: Jeff King

Ted – First order of business is to nominate new officers for the Planning Commission.

Tom – I nominate Ted Decker for Chairman. Ron Resh seconded. The motion carried unanimously.

Ted – I nominate Tom Streiff for Vice Chairman. Jeff King seconded. The motion carried unanimously.

Tom – I nominate Roxey Sauble for Secretary. Ron Resh seconded. The motion carried unanimously.

Ted – Asked Kyle and Ron if they would be willing to serve another term. Both said yes. Then, I entertain a motion to recommend Kyle Smith & Ron Resh each for an additional term as Planning Commission Board Members to the Board of Supervisors. Tom – I’ll make that motion. Jeff King seconded. The motion carried unanimously.

**Approval of Minutes:**

The minutes of the meeting on April 22, 2024, were reviewed by the members. A motion was made to approve the minutes by Jeff King and seconded by Marlin Ensor. The motion carried unanimously.

**Correspondence:**

None

**Zoning Officer’s Report:**

Gus Fridenvalds, zoning officer, reported the following…

1. Tom Black – issued waiver to replace L shaped deck to rebuild at same size
2. Duane Huffman – issued waiver to replace shingles for porch roof leak
3. Shannon Hillard – permit for above ground pool 24’ round
4. Shannon Hillard – permit for 12x18 deck for said pool
5. Jolene Aburto – permit for 16x24 addition
6. Jim Angel – permit for 25 rooftop solar panels
7. Barry Richardson – permit for 37 rooftop solar panels
8. Michael Proctor – permit for 950 sqft deck and patio
9. James Renfried – permit for removal of 16x24 shed and building of 30x32 barn
10. Tam Ag Services – permit for a conditional use hearing
11. Glenn Brubacker – permit for 20x32 addition to pole barn

**Township Engineer’s Report:**

Scott Longstreth reported on the following…

1. Greenbriar Road Replacement Culvert Project - updated for comments and resubmitted
2. Myerstown Road Culvert - nothing new
3. Torway Road Culvert – permit for the culvert was received last month
4. Update to SALDO – on going. Working with Andrew at Adams County Planning on next section
5. Plans being reviewed…
   1. Heebner/Weyant Subdivision – board action required 06/01/24
   2. Harley Minor Subdivision – board action required 06/12/24
   3. Lobaugh/Bupp Subdivision – board action required 07/10/24

**Old Business:**

*SamWill Land Development –*

Prospective buyer would like to take the existing shortage shed and convert it into a light manufacturing facility. This would not constitute their entire manufacturing process; the rest would be in Dillsburg, PA. A conditional use hearing is set to determine this. In addition, Tam Ag Services is proposing building the additional building from the original plans. The hearing on set for the 30th of May at 7pm. All those that can attend, please do so.

*JVI Report –*

Nothing new to report on as of now. No work is currently being done in the back of the property. The renovation of the office space is priority at this point. The land development plan is expected to be in any week. They have until August with their extension.

*SALDO Revision –*

Ted proposed moving this down the agenda after New Business Lobaugh Subdivision. Comments are attached below…

Andrew – Starting at section 508; Made my initial revisions/changes and sent to Scott. Scott’s comments can be found in the margins.

Marlin – What is the solar sky space easement?

Scott – This prohibits someone from putting trees, etc. on their property that overshadow existing solar panels on an adjacent property.

General conversation – 50 foot right of way recommended and if a waiver is needed, then pursue that avenue.

Conversation moved to Section 509 Two-family and Multifamily Residential Development & 510 Nonresidential Development

Scott – I highlighted shared access drives for the board to have a conversation whether or not they’d like to permit these.

Andrew – For Nonresidential Development, specified that commercial and industrial land developments shall require off street loading areas.

Andrew – Section 511 Landscaping Requirements discussion on 12 vs 18 months for developer to be responsible for landscaping replacements. General consensus was to make this 24 months.

Andrew - Previous Section 512 Lighting Requirements to see Zoning Ordinance 27-1175 Lighting.

Section 512 Development Phasing.

Scott – I specified to keep street access to just 1 to prevent horseshoe development roads. Also specified base coat pavement to be included in bonding requirements.

Andrew – The next 3 Sections: Stormwater Management, Stormwater Drainage, and Erosion and Sediment Control were added after Section 512.

Section 513 – Traffic Impact Studies; no comments from Scott. Andrew explained that when access roads from developments impact townships, townships can require traffic impact studies. Tom requested that Andrew implement language that is more definitive and less subjective to bring back to the board to review.

Section 514 - Water Supply Feasibility Report; no comments.

Section 515 – HOA’s

Andrew - The last few sections are recommended to be removed given they are already in Zoning.

*Harley Subdivision –*

Gus - This is a resubdivision of a subdivision done previously. This will need an extension given it has to be approved by 6/12/2024 for the next Board of Supervisors meeting on 06/13/2024.

Ken - In summary, Lot 1 comprises the old campground, farmhouse, and tennis court. After the sale of the property, the family wanted to retain the tennis court, so Lot 2 will bring this tennis court back onto Hershey’s property.

Tom – How big are Lot 1 and Lot 2? 27.49 and 1.75 acres respectively.

Ken – We’ve addressed all County and Township comments. There’s a 60 foot right of way off Carlisle Pike entrance and a 50 foot right of way off South Ridge Road. The 16.5 foot right of way within Lot 1 serves to give Hershey access through Lot 1 to get from their primary residence to their business on Carlisle Pike.

Scott – Typically, we like to see no less than a 50 foot right of way, but because of the nature of the right of way within Lot 1, the proposed at 16.5 feet should be fine.

Tom/Jeff/Ron – I believe there’s been a for sale sign for the business property. If this goes on the deed, what happens when the business property sells, and Hershey no longer has need for that right of way to get to the business through Lot 1?

Ted – Aside from that, I’d be more concerned with putting a 50 foot right of way instead of keeping at 16.5 feet as it was before.

Tom – Agreed, this should be an easement for a specified purpose. However, still concerned about what happens when the business property sells.

Ken – I will request that the language for the right of way only be valid for the current owners of Lot 1 and Lot 2.

Tom – I think we need to make sure we have something in the deed that this right of way stays only with the current owners before we proceed.

Ken – Respectfully, this is a subdivision plan, not a legal matter.

Kyle – I agreed with everyone that the 16.5 foot right of way is good and should stay that way. However, as to the right of way for owners of Lot 1 and Lot 2, that should be a legal matter between the owners and not the board.

Tom – I’ll make a motion to keep the 16.5 foot right of way through Lot 1. Ron Resh – seconded. The motion carried unanimously.

Ted – I’ll entertain a motion to conditionally approval subdivision based on favorable recommendations by the engineer. Tom – I’ll make that motion. Jeff King – seconded. The motion carried unanimously.

**New Business:**

*Lobaugh Subdivision –*

Gus – Please refer to page 3. There are 46 acres on the southern part to be retained for farming. They are looking to subdivide into 2 lots at roughly 18 acres and 10 acres, with the two daughters receiving each lot.

Ted – There was essentially a sketch plan presented during the last meeting. There were two trailers lots in question regarding being recorded. That was confirmed since the last meeting?

Vince – Yes, nothing has changed since the last meeting except the confirmation of deed recordings on the two trailer lots.

Tom – Scott, your comments?

Scott - One waiver request for Sec 408(A)(2)(f) for scaling. Given the size of the property, I’m recommending 1 inch = 150 feet, otherwise we’d need a bigger sheet to include the entire property.

Ted/Tom – Anything on County Comments, Scott?

Scott - Nothing that I saw.

Ted – Do we have the non-building waiver? Joleen – not at this time.

Ted – I entertain a motion to accept the waiver request for Sec 408(A)(2)(f) to change scale from 1 inch = 100 feet to 1 inch = 150 feet. Tom – I’ll make that motion. Jeff King – seconded. The motion carried unanimously.

Ted – I entertain a motion for Chairman to sign PA DEP non-building waiver form once presented. Jeff – I’ll make that motion. Tom – seconded. The motion carried unanimously.

Ted – I entertain a motion for conditional approval based on items on township comments. Tom – I’ll make that motion. Jeff King seconded. The motion carried unanimously.

**Public Comments:**

Marie DiGangi complimented Tom on his insight during the meeting and thanked him. She also addressed Roxey Sauble’s comments from the last meeting regarding the acceptance of an apology from a township official. She asked if Gus is responsible for the preparation of the agenda and why? She stated that in her opinion, this should be a task reserved for the Planning Commission Secretary. Ted explained that because Gus is in the office much more than any of the members of the Planning Commission, he has a better understanding of the inner workings of the township and better equipped to prepare the agenda.

Paul – Encouraged everyone who can, to attend the hearing for Tam Ag Services on May 30th at 7pm.

**Next Meeting:**

The next Planning Commission meeting will be held Monday, June 24, 2024, at 7:00 p.m., at the Township building.

**Adjournment:**

A motion was made by Tom Streiff and seconded by Jeff King to adjourn the meeting at 9:18 p.m. The motion carried unanimously.

Respectfully Submitted,

Kyle Smith