

HUNTINGTON TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 24, 2025

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

Approval of Minutes:

The minutes of the meeting on February 24, 2025, were reviewed by the members. A motion was made to approve the minutes by Marlin Ensor and seconded by Kyled Smith. The motion carried unanimously.

Comments of Agenda Items:

None

Zoning Officer's Report:

Gus Fridenvalds, zoning officer, reported the following:

1. Subdivision – 4J Farm LLC – Subdivide 2-acre lot
2. Building Permit – Garman Builders – 2 story single family dwelling
3. Building Permit – Martin Dayberry – Garage addition to dwelling
4. Building Permit – Rachel Isaac – Rooftop solar panels
5. Occupancy Permit – Chapel Hill Church of God – Day Care for 12 children
6. Building Permit – Mark Leer – Finish house and garage
7. Building Permit – CCATT LLC – Install antennas for T-Mobile
8. Building Permit – Tony Starner – 14'x26' Office and 30'x20' garage
9. Waiver – Terri Koller – Replace existing roof and gutters
10. Building Permit – Brian Potts – 31'x50' Pole building
11. Building Permit – Raymond Huffer – Remove single-wide mobile home/replace with double-wide mobile home.
12. Building Permit – Darren Alleman – Rebuild 6'x8' porch with footers
13. Building Permit – Cole Milhimes – 60'x96' Barn
14. Well Permit – Chapel Hill Church of God – Drill new well/cap old well
15. Building Permit – LCDM – 50'x50' office addition to existing building

Township Engineer's Report:

Scott Longstreth reported on the following items.

1. Greenbriar Road Culvert Replacement Project – Construction continues. The road has been reopened.
2. Myerstown Road Culvert Replacement – Project has been advertised for bids which are due April 10, 2025.
3. Update to SALDO – Working with Andrew Merkel at Adams County Planning. On-going.
4. EB Clearing – The Conservation District is working with the property owner.
5. Plans being reviewed:
 - JVI Group – Plan was conditionally approved at the last Planning Commission meeting and Board of Supervisor meeting.
 - 4J Farm Subdivision – Comments have been addressed. Board action is required by May 25, 2025.

Old Business:

JVI –

Plan was conditionally approved.

LCDM Progress –

Leonard Lobaugh with LCDM reported the following:

- Site is cleared

- Improved the entrance to specification

- Sewer system is going to be completed

- Updated restrooms to meet with ADA compliance

- Well updated with pump, etc.

- Land development is moving forward. There will be one land development with three phases of construction.

Saldo Revisions –

Moved to end of agenda.

Andy Merkel handed out the definitions section of the SALDO. The following items were reviewed:

- Developer – added equitable owner

- Impervious Surfaces – removed “Surfaces or areas designed, constructed and maintained to permit infiltration may be considered pervious.” From page 5 of the Definitions.

- Impervious Surfaces - Add the definitions for “Lot Coverage” and “Vegetative Coverage” highlighted on page 5 of the Definitions.

- Sanitary Sewer, Sewage Disposal System, Sewage Treatment Facility, Sewage Treatment System, and Sewer was updated/included on page 10 of the Definitions.

The SALDO draft is ready to be presented to the Board of Supervisors and Attorney King for approval. A motion to forward the completed draft to the Board of Supervisors was made by Kyle Smith and seconded by Marlin Ensor. The motion carried unanimously.

Andy handed out information about updating the Zoning ordinances. There was a discussion with Andy about how to work on updating the Zoning Ordinances. The members decided to work with Andy the same way that SALDO was updated. A motion to recommend to the Board of Supervisors to approve the Planning Commission to begin working with Andy on the zoning updates was made by Roxey Sauble and seconded by Ron Resh. The motion carried unanimously.

4J Farm LLC Subdivision –

Ken Scott, Beyond All Boundaries, reported on the subdivision. Comments have been addressed.

Replacement sewerplan was needed and completed. Sewer planning modular will need to be completed with the added replacement sewer. Conservancy is now noted on first page of plan.

A motion, to recommend to the Board of Supervisors to approved the conditional subdivision, with the new sewer plan and notarization, was made by Roxey Sauble and seconded by Marlin Ensor. The motion carried unanimously.

Schedule Future Consideration –

Echo Housing, Wedding Barn, Air B&B's, Home Lifts

These items are included in the Zoning suggestion from Andrew Merkel and will be discussed during Zoning updates.

New Business:

Tyrone Township Subdivision –

Gus reported, during his Zoning Officer's report, that Huntington Township will have to sign off on this subdivision. A section of this property is in Huntington Township.

Public Comments

Large item pickup on Saturday, May 17, 2025 from 10:00 a.m. to noon was corrected to electronic item pick up not large item pickup.

There were no public comments.

Next Meeting:

The next Planning Commission meeting will be held Monday, April 28, at 7:00 p.m., at the Township building.

Adjournment:

A motion was made by Roxey Sauble and seconded by Ron Resh to adjourn the meeting at 8:04 p.m. The motion carried unanimously.

Respectfully Submitted,
Roxey Sauble