

## HUNTINGTON TOWNSHIP PLANNING COMMISSION

### Regular Meeting

June 23, 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, Kyle Smith, Tom Streiff, Jeff King, and Ron Resh. Scott Longstreth, Zoning Officer and Township Engineer, was present.

#### Approval of Minutes:

The minutes of the meeting on May 19, 2025, 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.

#### Comments of Agenda Items:

Jeffrey Decker had a question about EB Clearing, whether they are manufacturing compost or just mulch.

#### Zoning Officer's Report:

Scott Longstreth supplied the committee with a copy of the Transaction Detail Report and the Month Report for Huntington Township.

The following were reported since the April, 2025, report:

Building Permit – Merle/Kristen Zehr, 198 Smith Rd. – Storage Shed

Change of Use/Occupancy – Jeff Fortuna/My3Grls LLC, 255 White Church Rd.

#### Township Engineer's Report:

Scott Longstreth reported on the following items.

1. *Greenbriar Road Culvert Replacement Project* – The road has been reopened. Clean up and site restoration is in progress. The BrightSpeed line did not need to be moved.
2. *Myerstown Road Culvert Replacement* – Construction will begin in June. BrightSpeed will need to move the line for this project.
3. Update to SALDO – Working with Andrew Merkel at Adams County Planning. On-going.
4. Plans being reviewed:
  - a. *JVI Group* – Plan was conditionally approved at the last Board of Supervisor meeting and on agenda for reapproval
  - b. *4J Farm Subdivision* – Plan was conditionally approved by the Board of Supervisors but needs reapproval by the Planning Commission due to a plan change.
  - c. *EB Clearing (Old Harrisburg Rd)* – Land development plan was issued comments. A resubmission has been received at this time but there are some zoning issues to address. Board action is required by July 27, 2025. A letter was received granting an extension to address comments.
  - d. *Chronister single family/garage Land Development Plan* – Initial comment letter has been issued. Board action is required by 8/17/25.

#### Old Business:

*JVI* –

JVI has met the conditions. Scott Barnhart attended the meeting. The plan needs signed and recorded. A motion to recommend approval of JVI's final plan to the Board of Supervisors was made by Tom Streiff and seconded by Kyle Smith. The motion carried unanimously.

#### *4J Farms LLC Subdivision –*

This plan will also need approval from Tyrone township after Huntington signs the plan.

A motion to sign the sewage planning module was made by Jeff King and seconded by Ron Resh. The motion carried unanimously.

A motion to reapprove and sign the sub-division plan with the new date was made by Jeff King and seconded by Tom Streiff. The motion carried unanimously.

#### *Discuss Solicitor's Comments on SALDO update –*

This discussion was moved after New Business.

Andy Merkel attended the meeting and handed out copies of the proposed subdivision/land development ordinances. Scott handed out Attorney King's comments. Andy discussed Attorney King's 5 bullet points. After discussion, Andy will be contacting Attorney King with some rewording and clarification.

Andy also reported that the following needs to be completed:

Road Classification

Master Street Index

It was suggested that a committee comprised of a supervisor, a planning commission member, the road master, Andy, and Scott should meet and update this information.

Andy will start the zoning ordinances after the SALDO ordinances are complete.

#### **New Business:**

##### *EB Clearing Plan – 6745 Old Harrisburg Road*

Elvin Diller, owner, attended. This discussion is for informational purposes. Scott reported that a zoning hearing board meeting will need to be scheduled because of variances needed. Some of the variances needed are floor area, 2 driveway, and curb/sidewalk. Jeff Decker, Julia Brosius, and Marie D-Gangi had questions about the project. Their questions were answered by Elvin Diller.

A motion to the Board of Supervisors to accept and grant the time extension requested by Wilson Engineering was made by Tom Streiff and seconded by Kyle Smith. The motion carried unanimously.

A motion to table the Land Development Plan was made by Tom Streiff and seconded by Kyle Smith. The motion carried unanimously.

##### *Joseph Stiles Final Subdivision –*

Ken Scott, Beyond All Boundaries, presented the plan.

A motion to recommend to the Board of Supervisors to approve the sewage planning module was made by Tom Streiff and seconded by Marlin Ensor. The motion carried unanimously.

A motion to recommend to the Board of Supervisors conditional approval, when the plan is notarized by the owner, was made by Tom Streiff and seconded Kyle Smith. The motion carried unanimously.

#### **Public Comments**

Marie D'Gangi asked what zoning EB Mulch is in (C/I-commercial/industrial). She was also informed that all comments from the Office of Planning are available to see.

#### **Next Meeting:**

The next Planning Commission meeting will be held Monday, July 27, at 7:00 p.m., at the Township building.

#### **Adjournment:**

A motion was made by Tom Streiff and seconded by Roxey Sauble to adjourn the meeting at 8:55 p.m. The motion carried unanimously.

Respectfully Submitted,  
Roxey Sauble