

February 7, 2022

**NORTH HUNTINGDON TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
Monday, February 7, 2022 @ 7:00 p.m.  
11279 Center Highway, North Huntingdon, PA 15642**

**REORGANIZATION MEETING CALLED TO ORDER**

Mr. Fonzi asked if the Board had any recommendation for Chairman?

Motion: Ms. Stump Motioned that we retain William Chapman

Second: Mr. Flynn Carried: 6 - 0 - 0

Mr. Fonzi asked if the Board had any recommendation for Secretary?

Motion: Mr. Chapman Motioned that we retain Virginia Stump

Second: Mr. Flynn Carried: 6 - 0 - 0

Mr. Fonzi asked if the Board had any recommendation for Vice-Chairman?

Motion: Mr. Flynn Motioned that we retain Thomas Kerber

Second: Mr. McHugh Carried: 6 - 0 - 0

**CALL TO ORDER**

Mr. Chapman called the meeting to order at 7:06 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

William Chapman, President	Present	Also Present:
Virginia Stump, Secretary	Present	Ryan Fonzi
Thomas Kerber	Present	
James McHugh	Present	
Stephen Cross	Absent	
Joseph Dykta	Present	
James Flynn	Present	Nancy Bolden, Recording Secretary

**APPROVAL OF MINUTES**

Motion: Mr. McHugh Motioned to approve minutes of January 10, 2022.

Second: Mr. Kerber Motion Carried: 6 ~ 0 ~ 0

**CITIZEN'S INPUT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**S-01\_2022: Thomas Farm Acres Revision 1 – Proposed revision to the Thomas Farm Acres residential development.**

Mr. Fonzi read his memo: “this is a slight revision to the Thomas Farm Acres residential development that was originally approved in April of 2021. That plan consisted of 61 new single family home lots. On the portion of the site owned by Knights Landing, Inc, the easements need to be relocated. This plan shows the new easement locations for all utilities. The other revision occurring on this piece is the subdivision of Lot 157. This lot is being reduced in size by 0.510 acres in order to add another stormwater detention pond.

The other alteration on this subdivision is the slight change of the connection of Sundae Drive to Guffey Road. This change was recommended by PennDOT and affects the parcels owned by Thomas and Ellen Kerber and Thomas and Kristen Kerber.

There are a couple labeling errors on the plan, but once the surveyor corrects these issues, I can recommend the plan for approval with no conditions.”

Mr. Fonzi said Jones Consulting did the survey work. All the comments have been addressed. However, I would like to have someone describe why there is a need for this.

Mr. Rob Shuster said the entrance to this subdivision had to be moved six feet even though the original submission had been verbally approved. As a result of this adjustment, all the easements moved in that area. The original detention pond had been given verbal approval by DEP, Southwest Reginal Office, and six months later they said they wanted two ponds at this site.

Mr. Fonzi said these changes came after the subdivision was recorded. I can recommend approval.

Motion: Mr. McHugh                      Motioned to recommend for approval

Second: Mr. Flynn                      Motion Carried: 5 ~ 0 ~ 1 (Mr. Thomas Kerber abstained)

**ITEMS FOR ACCEPTANCE**

**Willow Estates II Revision 2**

Motion: Ms. Stump                      Motioned to recommend for approval

Second: Mr. McHugh                      Motion Carried: 6 ~ 0 ~ 0

**Rhodin Enterprises Subdivision**

Motion: Mr. McHugh            Motioned to recommend for approval

Second: Mr. Kerber            Motion Carried: 6 ~ 0 ~ 0

**Hamilton Rezoning**

Motion: Ms. Stump            Motioned to recommend for approval

Second: Mr. McHugh            Motion Carried: 6 ~ 0 ~ 0

Mr. Fonzi said there was a late change to the acceptance items. Originally there was a conditional use for backyard chickens but the applicant contacted me today. They are having complications with his wife's pregnancy with twins. He was afraid he might not make it for the hearing. We agreed today to push it back a month.

Mr. Dykta asked if a copy of the ordinance approved by the Board of Commissioners can be passed onto the Planning Commission for review.

Mr. Fonzi said the only thing that was approved was the use table was updated adding backyard chickens. I will email the Planning Commission that document. I have been here sixteen years and have never seen a stand-alone conditional use. They are always handcuffed to something else. There wasn't any set of criteria that was passed. There are general standards and I will share that with this Board next month. We were tipped off by a neighbor complaint. This is their route to become legal.

**DISCUSSION ITEMS**

Mr. Flynn asked if any thought was given to have an ordinance for solar panels. I am thinking of someone coming in and buying or leasing a large piece of property and having a field of solar panels. If the owner would abandon them, what recourse would the township have.

Mr. Fonzi said we could look into this.

Mr. Flynn said he thought it would be more in the form of a bond so the township tax payers would be covered if the site had to be cleaned up.

Ms. Stump said the solar panels typically have a 25 year life span. The state has a model solar ordinance that we could refer to. She feels having some guide lines is a good idea.

Mr. Fonzi said he would look into this.

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**CHAIRMAN'S REPORT**

None

**ADJOURNMENT**

Motion: Mr. Kerber                      Motioned to adjourn (7:28 p.m.)

Second: Mr. McHugh                      Motion Carried: 6 ~ 0 ~ 0

Meeting minutes of February 7, 2022 were approved by the Planning Commission on March 7, 2022.

A handwritten signature in black ink, appearing to read "X Wm J. Adams", written over a horizontal line.

Planning Commission Chairman

A handwritten signature in blue ink, appearing to read "X [unclear] [unclear]", written over a horizontal line.

Planning Commission Secretary