

HUNTINGDON COUNTY PLANNING COMMISSION

AGENDA

November 20, 2025 – 6:00 PM

Huntingdon County Courthouse Annex 1 - Conference Room
205 Penn Street, Huntingdon, Pennsylvania
(Use ramp from Courthouse parking or front door)

1. Call to Order (6:00-6:05)

2. Approval of Minutes (6:05-6:10)

- October 16, 2025 HCPC Meeting Minutes

3. Staff Activity Report (6:10-6:15)

- November 2025 Staff Activity Update

4. Old Business (6:15)

5. New Business (6:20)

6. Major Subdivisions & Non-Residential Land Developments (6:20)

A. Paradise Energy Solutions, Ambassador Towers, LLC – Jacks Mountain, Gap Bros Holding, LLC –
Non-Residential Land Development, Cromwell Township

- Plan File #2025-068-11; Parcel 11-11-09.84
- 1 Lot, 27.8 acres
- Proposed construction of an off-grid solar photovoltaic (PV) generation system with integrated battery energy storage
- Installation of 140 PV arrays, 2 inverter, and 14 battery energy storage systems (BESS)
- A cast-in-place electrical equipment building (26-ft x 15-ft x 10–12 ft high) will be constructed within a secured area enclosed by a 7-ft high fence..98 acres of earth disturbance
- 1.872 acres of earth disturbance
- Location: on the east side of Laurel Mountain Road (Private) south of the intersection with Leidig Road (Private) and west of Stevens Lane (Private)

Per 10/16/ 2025 Meeting, staff comments emailed 11/3/2025 for HCPC actions; approved comments sent to Township 11/15/2025

B. HU-Logging LLC Photovoltaic Solar Farm – Non-Residential Land Development, Porter Township

- Plan File #2025-074-38; Parcels ; Parcels 38-09-42 & 38-12-01 (Solar Array); Parcels 38-09-42, 38-12-04.11, 38-12-04.9, 38-12-03, 38-12-19.44 & 38-12-19.1 (Generation-Tie)
- 144+- acres of temporary disturbance; 122+- acres fenced array; 7 acres outside fence line for vegetative management
- Construction of a 20 MWac photovoltaic solar array with 38,136 modules; approximately 88 inverters; 9 transformers; a single-axis terrain following racking system; and a 34.5KV to 46kV Generator Step-Up Transformer (substation)
- Location: North side of Pauls Road (T-471), approximately 256' west of the intersection of Old Route 22 (T-613) and Pauls Road

7. Minor Subdivisions, Minor Land Developments & Sewage Modules (6:30-6:40)

A. Kay Spacht – Minor Subdivision, Morris Township

- Plan File #2025-066-30; Parcel 30-03-01
- 2 Lots, 14.639 acres
- Create proposed Lot 34 (1.076 acres) from Residual Tract Lot 32 (14.639 acres), separating the house from agricultural lands, leaving Lot 32 (13.563 acres) Residue
- Lot 34 to continue to be used for residential purposes
- Location: along both sides of Spruce Creek Road north of the intersection of Birmingham Pike (PA 453) and Spruce Creek Road (SR 45)

B. Danny L. & Rosella M. Ross / Harry W. Eichelberger Jr. – Minor Subdivision, Penn Township

- Plan File #2025-067-36; Parcels 36-03-12 & 36-03-06
- 2 Lots, 49.11 acres
- Subdivide 1.02 acres from Parcel 36-03-12 to Parcel 36-03-06, resulting in a 35.90-acre Parcel 36-03-06 and a 13.21-acre Residue for Parcel 36-03-12 for addition
- Location: along both sides of Leonards Lane (Private) off the northwest side of Sawmill Road (T-439) south of the intersection of Strawberry Patch Road (T-436) and Sawmill Road

C. Gregory S. & Brenda L. Lightner ETAL / Terry Lightner ETAL – Minor Subdivision, Juniata Township

- Plan File #2025-069-29; Parcels 29-04-52 & 29-04-52.2
- 2 Lots, 62.984 acres
- Subdivide Lot #2, containing 2.481 acres, from Parcel 29-04-52 and consolidate it with Parcel 29-04-52.2, resulting in a 4.065-acre parcel, and a 58.919 -acre residue of Parcel 29-04-52
- Location: South side of Old Town Road (T-560) west of the Colton Road (Private) intersection and east of the Stone Creek Ridge Road (SR 1001) intersection

D. Nadine Morrow – Minor Subdivision, Spruce Creek Township/Morris Township

- Plan File #2025-056-46, Parcels 46-03-19, 46-03-23, 30-01-13 & 30-01-10
- 4 Lots, 358.65 acres total
- Merge Parcels 1-4, then subdivide into 4 Lots:
Lot 1 (131.24 acres), Lot 2 (43.15 acres), Lot 3 (144.28 acres), Lot 4 (39.99 acres)
- Location: along both sides of Union Furnace Road (SR 4019 & SR 4006), northeast of Birmingham Pike (SR 453), and east of the intersections of Pemberton Road (SR 4021), Shovel Works Road (SR 4006) and Union Furnace Road

E. Sarah Frances Freeberg - Minor Subdivision, Porter Township

- Plan File #2025-070-38; Parcel 38-12-23
- 2 lots; 102 acres
- Create Lot 2 (6.680 acres) for residential purposes leaving a 95.32 acre Lot 1 (Residue)
- Location: east of Sipes Road (T-464) and along both sides of Homestead Road (T-467) south of the intersection with Old Route 22 (T-613)

F. Rebecca R. Donnelly – Minor Subdivision, Morris Township

- Plan File #2025-071-30; Parcel 30-05-18
- 3 lots; 66.77 acres
- Create Lot 2A (15.940 acres); Lot 2A (26.906 acres) and Lot 2 Residue (24.131 acres)
- Location: West of Tippery Road (T-495) and west of the intersection of Shaffersville Road (SR 4016) and Tippery Road

G. Susan J. Morningstar – Minor Residential Land Development, Lincoln Township

- Plan File #2025-072-24, Parcel 24-05-02.3
- 1 Lot, 22.246 acres total
- Construction of single family dwelling, on lot sewage proposed
- Location: along both sides of Cressman Lane (Private) west of the intersection of Raystown Road (SR 0026) and Cressman Lane

8. Project Review/Plan Consistency /Act 14/PUC/IRP (6:40-6:45)

A. Lake Raystown Resort – Lincoln Township

- DEP Public Water Supply Permit Amendment
- Act 14, 67, 68 and 127 Review

B. Bridge Replacement, Graysville Cemetery Road - Franklin Township

- Joint Application for PA Water Obstruction and Encroachment Permit & U.S. Army Corps of Engineers Section 404 Permit
- Act 14, 67, 68 Review

C. Huntingdon Borough, Replacement Ambulance

- Statewide LSA Application Letter of Support

9. Other Business (6:45-6:55)

A. Mifflin County Comprehensive Plan – Review and Comment by December 1, 2025

10. Public Comment (6:55-7:00)

11. Adjournment (7:00)