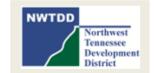
AGENDA FOR THE HUNTINGDON MUNICIPAL/REGIONAL PLANNING COMMISSION MEETING MONDAY, JUNE 9, 2025 11:30 AM HUNTINGDON TOWN HALL

- I. DETERMINATION OF QUORUM AND CALL TO ORDER
- II. REVIEW AND APPROVAL OF MINUTES
- III. CITIZENS COMMENTS
- IV. NEW BUSINESS
 - A. Final Plat Barsto Rental Minor Subdivision
 - B. Final Plat 21860 Highway 70 Minor Subdivision
 - C. Proposed Zoning Text Amendment to revise locational requirements for accessory buildings in residential zoning districts.
- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

MEMORANDUM



TO: Huntingdon Municipal / Regional Planning Commission

FROM: Donny Bunton, Community Planner, NWTDD

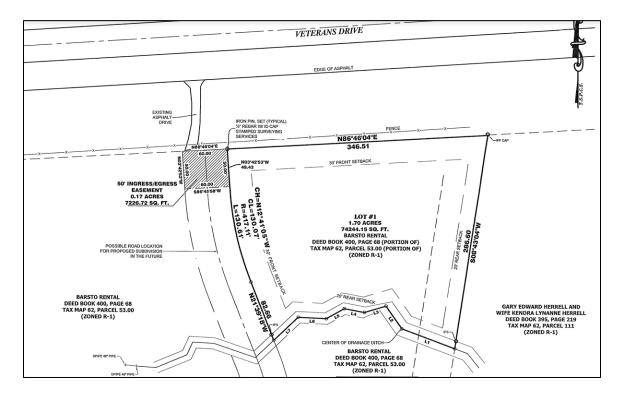
DATE: June 3, 2025

SUBJECT: STAFF REPORT ON AGENDA ITEMS

I. DETERMINATION OF A QUORUM AND CALL TO ORDER

- II. REVIEW AND APPROVAL OF MINUTES
- III. CITIZENS COMMENTS
- IV. NEW BUSINESS

A. Final Plat - Barsto Rental Minor Subdivision

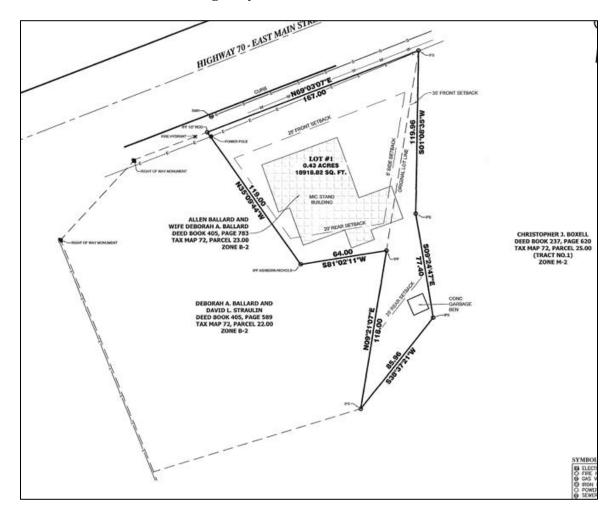


Background. A final plat has been submitted which proposes to subdivide an approximately 1.7 acre lot from a remainder of approximately 18.3 acres. The property (Tax Map 62, Parcel 53.00) is located on Veterans Drive and it is owned by Barsto Rental. The property is zoned R-1 (Low Density Residential) and it does not appear to be located in a designated flood hazard area. The property has adequate access to water and sewer services. While the proposed lot fronts on Veterans Drive it does not have legal access to that roadway, as it is located in a controlled access area. However, the subdivision plat proposes an access easement from the proposed lot to an existing driveway which already accesses Veterans Drive.

Analysis. Some type of indication from TDOT is needed that they approve of the proposed lot using the existing driveway to access Veterans Drive (as their only street access).

Recommendation. The staff planner recommends that the above noted concern be addressed prior to approval.

B. Final Plat – 21860 Highway 70 Minor Subdivision



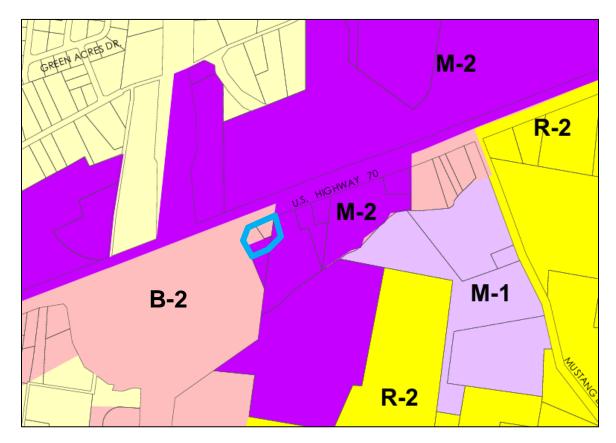
Background. A final plat has been submitted which proposes to move an interior lot line between properties owned by Deborah and Allen Ballard and Christopher Boxell. The properties (Tax Map 72, Parcels 23.00 & 25.00) are located on East Main Street. Parcel 23.00 is the location of the Mic Stand, while Parcel 25.00 is the location of a sale barn. The Ballard property is zoned B-2 (General Commercial), while the Boxell property is zoned M-2 (General Industrial). The proposed subdivision would not revise the zoning map, so upon approval, the portion of property being transferred to the Mic Stand would remain zoned M-2. The portion of property being transferred does not appear to be located in a designated flood hazard area, but a portion of the southern part of the Boxell property does appear to be located in a designated flood hazard area. The property has adequate access to water and sewer services.

Analysis. The staff planner has the following concerns:

- The Boxell property is less than five acres in size, so, since it is being altered by this proposal, it is required to be shown as a proposed lot on the subdivision plat.
- There is a concrete structure encroaching the rear setback line on the portion of property proposed for transfer. Either this structure needs to

be removed or the lot lines should be re-drawn so that an encroachment is not proposed.

• There should be a note stating that the former interior lot line is being removed. If such a note is not included then it would appear that a substandard lot (with no street frontage) is being created.



Recommendation. The staff planner recommends that the above noted concerns be addressed prior to approval.

C. Proposed Zoning Text Amendment to revise locational requirements for accessory buildings in residential zoning districts.

The Planning Commission will discuss the possibility of allowing accessory buildings to be setback within five feet of their respective property lines in rear yards in R-1 zoning districts. Currently, such buildings must meet front and side setback requirements, but can encroach rear yard setbacks to within 10 feet of their respective property lines. This type of setback is already allowed in R-2 zoning districts. It is believed that there are many accessory structures (located in R-1 districts), which are currently out of compliance with the current provision which would be made compliant by the possible change. The staff planner has included a proposed text amendment (draft) which would serve to make the proposed change.

- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VII. ADJOURNMENT