

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

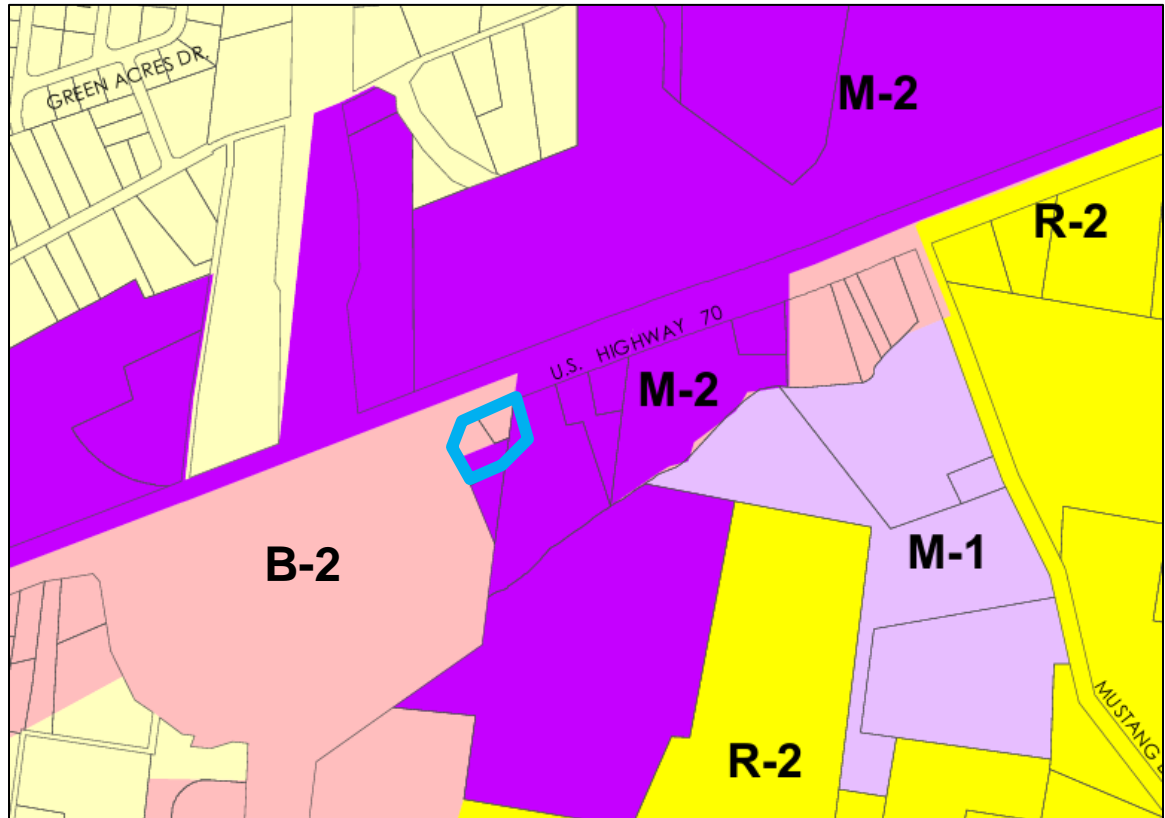
- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
 - A. Final Plat – Barsto Rental Minor Subdivision**
 - B. Final Plat – 21860 Highway 70 Minor Subdivision**
 - C. Proposed Zoning Text Amendment to revise locational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

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 sub-standard 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