

OFFICIAL
TOWNSHIP OF NORTH HUNTINGDON
RESOLUTION ____ OF 2026

AND NOW, it is resolved by the Board of Commissioners of the Township of North Huntingdon, County of Westmoreland and Commonwealth of Pennsylvania as follows:

That **Site Plan SP-01-2024**, for the proposed **Lincoln Corner Plaza II**, located on Summit Drive, and showing plans to construct a two-story 13,980 sf medical office building is hereby **AMENDED** this date with the following conditions:

1. Applicant must acquire a PADOT HOP for an embankment.
2. Applicant must receive sewage planning approval from NHTMA/PADEP.
3. The Stormwater Management/Erosion Control Plans and NPDES permit must be approved by the Westmoreland Conservation District.
4. Stormwater O&M agreement with the Township must be signed and recorded.
5. Applicant shall enter into a Commercial Developers Agreement with the Township.
6. The owner agrees to provide exterior building elevations that align with Township specifications in regard to building material.
7. Outstanding engineering comments from the KU review letters updated 03/31/25, 01/06/26 and 01/29/26 and the Wooster and Associates, LLC letter dated 03/31/25.

The applicant has requested the following waivers and modifications from the SALDO and Township Grading Ordinance:

- **Section 511.5** – which states *the minimum width of ISLANDS shall be 10'*.
 - The applicant is proposing one island with a width of 8.11' and another island with a width of 9'.
- **Section 511.7** – which states *No driveway entering a PUBLIC STREET at the CURB shall exceed a width of twenty-five (25) feet.*
 - The applicant is proposing an entrance that is 29.5' wide.
- **Section 511.8** -- which states *the edge of any PARKING AREA shall not be closer than 10' to the outside wall of the nearest BUILDING.*
 - The applicant proposes the parking will be located 7' from the building due to site constraints.

- **Section 511.10** which states *no less than a 5' radius of curvature shall be permitted for CURB lines in a PARKING AREA.*
 - The applicant proposes two curbs to have a 2' radius, one curb to have a 3' radius and one curb to have a 4.5' radius.
- **Appendix “A” - Standard Detail Index - Sheet NHT-034 - Typical Parking Space Details**
 - The applicant proposes an aisle width of 22' instead of 24' for two-way traffic, parking spaces that are 9' X 20' instead of 9' X 18' and in lieu of double striping, they are proposing single striping to match the adjacent Lincoln corner development.
- **Section 84-19.B(7)(d)** which states *retaining walls, where a wall is replacing an exposed slope, the vertical face of the wall shall be three (3) feet zero (0) inches back from the adjoining property.*
 - The applicant proposes 1.5 feet from the adjoining property line.

RESOLVED AND ENACTED by the Board of Commissioners of the Township of North Huntingdon, County of Westmoreland, Commonwealth of Pennsylvania, a full quorum being present, the 18th day of February 2026.

TOWNSHIP OF NORTH HUNTINGDON

Zachary J. Haigis, President
Board of Commissioners

ATTEST:

Harry R. Faulk, Township Secretary