

NOTICE OF VARIANCE HEARING
WARRIORS MARK ZONING HEARING BOARD
HUNTINGDON COUNTY, PENNSYLVANIA

Notice is hereby given that a hearing will be held on December 1, 2025, at 6:00 p.m. before the Warriors Mark Zoning Hearing Board, at which time the Board will consider a variance application filed by, PTV 1433, LLC, pursuant to Section 604 of the Warriors Mark Township Zoning Ordinance.

The Applicant is seeking three separate variances from the Zoning Board for a proposed commercial site on property located in the C-Commercial District located along Pennington Road (State Road 550), Tyrone, PA 16687, identified as tax parcel 52-10-03.3. Specifically, the Applicant is seeking a variance as follows:

1. Approval to construct a Dollar General that will have Building and Operations setbacks less than 50 feet from all property lines adjacent to residential use as required by Section 307(C)(1) of the Zoning Ordinance;
2. Approval to include 35 parking spaces at the proposed commercial site, which is less than the minimum 43 parking spaces required by Section 901(A)(1) and Table 9.1(C)(18) for Retail Sales (other than types separately listed and other than a shopping center) of the Zoning Ordinance; and
3. Approval to provide fire equipment access that does not support a loaded fire pumper truck on all sides of the building, as required by Section 905(B) of the Zoning Ordinance.

The hearing will be held at the Warriors Mark-Franklin Volunteer Fire Hall, 4571 Fire House Road, Warriors Mark, PA 16877 on December 1, 2025, at 6:00 p.m., at which time the public may offer comment on the proposed variances.

Proposed Land Development

Public Notice is given that the Warriors Mark Township Board of Supervisors will Hold a public hearing on November 17th at 6:00 p.m. at the Warriors Mark-Franklin Volunteer Fire Hall, 4571 Fire House Rd., Warriors Mark, PA. 16877 to take public comment and input concerning the following:

Application for Conditional Use Approval – The applicant of Huntingdon Hundred I LLC,

II LLC, III LLC, IV LLC, V LLC, VI LLC, VII LLC for the purpose of construction of a 100 +- acre solar facility along and between Hundred Springs Rd. and Pennington Rd. on Tax Parcel 52- 09-51.

The site is located in the townships Zoning District – Agricultural and Resource Protection District.

The Applicants request Conditional Use approval pursuant to Sections 701 and 722

of Warriors Mark Township Ordinance 2023-002.

The Board of Supervisors will conclude the hearing and render a decision on the Applicant's request for Conditional Use approval at the hearing or within 45 days thereof pursuant to Section 913.2 of the Pennsylvania Municipalities Planning Code. Copies of the application documents may be examined at the Warriors Mark Township Office at 4571 Fire House Rd., Warriors Mark, PA 16877 during normal business hours, Saturday's from 8:00 a.m. to 10:00 a.m.

Warriors Mark Township
Board of Supervisors