

Laurie LaFontaine  
Chairman

Ross Bricklemeyer Vice  
Chairman

Joe Trimarchi  
Secretary

Thomas D. Rivosecchi  
Solicitor

Jeffrey Cable

Josephine Cunningham

Dr. Jerry Pickering

William Darr

John Somonick

Thomas McNutt

## INDIANA COUNTY PLANNING COMMISSION

### EXECUTIVE DIRECTOR

BYRON G. STAUFFER, JR.

### ASSISTANT DIRECTOR

LUANN ZAK

### INDIANA COURTHOUSE ANNEX

801 WATER STREET  
INDIANA, PA 15701-1705

(724) 465-3870 (VOICE)  
(724) 465-3150 (FAX)  
(724) 465-3805 (TDD)

### COUNTY COMMISSIONERS

R. MICHAEL KEITH, CHAIRMAN

BONNIE S. DUNLAP, PhD

SHERENE HESS

## Meeting Agenda

Wednesday, February 11, 2026  
Meeting at 827 Water Street- Courthouse Annex  
and Via Zoom

### 1. Call to Order- Roll Call

### 2. Review/Approval of Minutes

- a. Minutes for January 14, 2026 Meeting (Handout)

### 3. Correspondence

### 4. Old Business

### 5. New Business

- a. Review of new Subdivisions and Land Developments (Handout)
  - i. Recommendation from SALDO Committee

### 6. Committee and Staff Reports

- a. Comprehensive/Long Range Plan Committee-
  - i. Met on 2/3
- b. SALDO Committee
  - i. Only met for regularly scheduled meeting
- c. Economic Development Committee
  - i. Did not meet- need to schedule a meeting

### 7. Updates, Announcements, and Discussion

- a. Project Updates (Handout)

### 8. Adjournment

- a. Adjournment & Next Meeting
  - i. Motion to Adjourn
  - ii. Next Meeting – March 11, 2026, 5:00 pm

# INDIANA COUNTY PLANNING COMMISSION

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*Wednesday, January 14th, 2026, Meeting at 827 Water Street*

**1. Call to Order & Commission Administration.** Meeting Called to order 5:00 p.m.

- a. Roll Call. Present:** Chairman Laurie LaFontaine, Vice Chairman Ross Bricklemyer, Secretary Joe Trimarchi, Solicitor Thomas D. Rivosecchi, Mr. Jeffery Cable, Mrs. Josephine Cunningham, Dr. Jerry Pickering, Mr. William Darr, Mr. John Somonick, and Mr. Thomas McNutt. *Staff in Attendance:* Deputy Director of Planning Josh Krug, Senior Land Use Planners Kegan Stiles and Scott Yackuboskey and Executive Director Byron Stauffer Jr. *Others in Attendance:* Audrey Auen-Lengel, Mark Fontent, Josh James, Greg Gachassin, and Commissioner Sherene Hess.

**2. Commission Administration**

- a. Nomination and Election of Officers.**

**Chair.** Mrs. Cunningham motions to re nominate Mrs. Lafontaine as chair. Mr. Trimarchi seconds. Mr. Bricklemyer motions to close the nomination. Mr. Darr seconds. Motion carried. Mrs. Lafontaine is re-elected as chair.

**Vice-Chair.** Mr. Trimarchi motions to re nominate Mr. Bricklemyer as vice-chair. Dr. Pickering seconds. Mr. Trimarchi motions to close the nomination. Mr. Darr seconds. Motion carried. Mr. Bricklemyer is re-elected as vice-chair.

**Secretary.** Mr. Bricklemyer motions to re nominate Mr. Trimarchi as secretary. Mr. Darr seconds. Dr. Pickering motions to close the nomination. Mr. Darr seconds. Motion carried. Mr. Trimarchi is re-elected as secretary.

**3. Review/Approval of Minutes.**

- a. Approval of Minutes for December 10th, 2025 Meeting (Handout).** Dr. Pickering motions to approve the minutes from the December 10<sup>th</sup> meeting. Mr. Bricklemyer seconds. Motion carried.

**4. Correspondence.** Audrey Auen-Lengel, a concerned citizen discussed her concern for the new gas-powered plant saying it will cause water pollution to the streams and affect aquatic life.

**5. Old Business.** None

**6. New Business.**

- a. Review and Approval of New Subdivisions and Land Developments.**

Subdivisions

- i. *Erma & Amanda Alexander. Center, 12-039-111*
- ii. *Stephen A. & Dawn R. Frye. Rayne, 35-019-100.02*
- iii. *Douglas & Bonnie Himes. Canoe, 11-010-103.01*
- iv. *The Estate of Alma Rhine. Buffington, 09-003-106*
- v. *The Estate of Barbara Ann Johnson/Kubin. Green, 20-020-147*

Mr. Somonick motions to approve the subdivisions. Mr. Bricklemyer seconds. Motion carried.

Reapproval

- i. *Carlton D. & Laurie S. White Canoe, 11-009-114.* Mr. Darr motions to re approve the subdivision. Dr. Pickering seconds. Motion carried.

Land Developments

- i. *Rock Creek Development, LLC. Center, 12-023-127.01A.* Greg Gashassin explains that the reason the developers chose this location is because the need to address the early works such as the staff coming into work. The RVs in the Plan will have slide outs. Mr. Darr motions for conditional approval regarding discussion. Mr. Bricklemyer seconds. Motion carried.

**7. Committee and Staff Reports.**

- a. Comprehensive/Long Range Plan Committee.**

Met on 2/3.

**SALDO Committee.**

Met for regularly scheduled meeting on 2/4.

- b. Economic Development Committee.**

Did not Meet.

**8. Updates, Announcements, and Discussion.**

- a. Project Updates (Handout).**

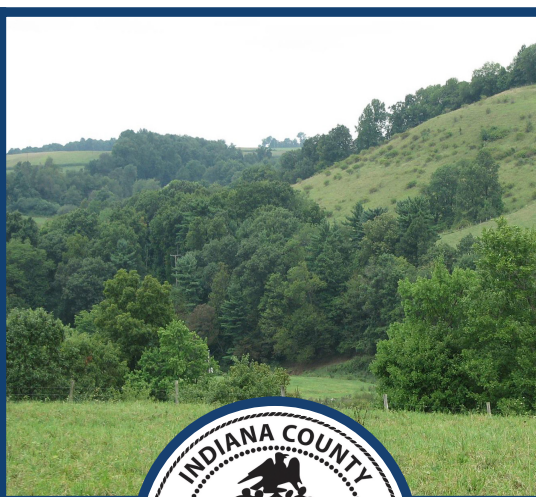
**9. Adjournment & Next Meeting.**

- a. Adjourn.** Mr. Darr motions to adjourn. Meeting adjourned 6:27 p.m.

LAND DEVELOPMENT <span>► NB-Non-building Form ► ESI-Existing System Inspection ► SEA-Sewage Enforcement Agency</span>						
	Applicant	Township / Boro	Parcel No.	Review Recommendation	Reason / Note	Final Recommendation
1.1	Homer City Generation, LP	Center	12-017-109, 12-017-121 & 04-004-108		to be discussed	
<b>SUBDIVISION</b>						
2.1	Chistopher & Lisa Stewart		27-008-104.02 & 27-008-104	Conditional	Plan needs copies and TWP signature, App S9-Verify fee with Josh, App S10-Statements need initials, App S11-Needs Land Owners Signature, Needs NB & ESI	
2.2	Sally Ann & Donald Dehaven	Canoe	11-009-109	Conditional	Plan-ICPC signature block needs to be corrected, Plan needs TWP signature, App 1a-need contact information for applicant, App S9-Verify fee with Josh, App S10-Statements need initials, NB from Spurgeon	
2.3	Brian K. & Karen Short	Rayne	35-014-125 & 35-014-125.01		Plan-ICPC signature block needs to be corrected, Plan needs TWP signature, App S9-Verify fee with Josh, App S. 11 Landowner's signature needed, App S. 11A-Recipient signature needed	
2.4	G&E Family, LP	Marion Center Borough	31-003-337, 31-003-336 & 31-003-500	Conditional	Plan needs TWP signature, S.1a-Need contact info for parent parcel owners, S.1b-Need contact info for recipient parcel owners, S.9-Verify fee with Josh, S.10-Statements need initials, S.11&12-need signature from all parties	
2.5	Matthew Campbell	N. Mahoning	38-005-100	Conditional	Plan needs TWP signature, App S 1a-need contact information for applicant, App S.9-Verify fee with Josh, App S.10-Statements need initials, App S.11-Need Landowner's signature, ESI x 2	
2.6	Robert Boring	Green	20-002-121.01	Conditional	ESI, App S.9-Verify Fee with Josh	
2.7	Elva Jane Nulph	Montgomery	32-004-114 & 32-004-114.001	Conditional	ESI, App S.9-Verify Fee with Josh	
<b>COUNTY REVIEW</b>						
	None					
<b>REAPPROVAL (90-DAY LAPSE)</b>						
4.1	553 Clymer Realty	Clymer	13-01-110.01E			

# INDIANA COUNTY

Planning Commission  
Public Meeting  
2/11/2026



SALDO Adopted April 12, 2023



Ordinance No. 2023-0412

## 1. LAND DEVELOPMENT





## Indiana County Subdivision & Land Development Application Class V & VI Proposals

FOR OFFICE USE ONLY	
REFERENCE NO.	26013
REVIEW FEE	\$150
FEE RECEIVED?	
CHECK NO.	

Project Name	HOMER CITY- POWER BLOCK		Municipality	CENTER & BLACKLICK TOWNSHIPS	
Address / Location of Project	1750 POWER PLANT ROAD, HOMER CITY, PA 15748				
Property Owner	HOMER CITY GENERATION LP			Contact Phone No.	(724) 479-6166
Mailing Address	1750 POWER PLANT ROAD, HOMER CITY, PA 15748			Email Address	ssimmers@homercityredevelopment.com
Applicant Name	HOMER CITY GENERATION LP			Contact Phone No.	(724) 479-6166
Mailing Address	1750 POWER PLANT ROAD, HOMER CITY, PA 15748			Email Address	ssimmers@homercityredevelopment.com

Class Category	Review Status	Plan Type
Class V – Land Development WITHOUT Building	X Preliminary	X New Proposal
	Preliminary of Final	Revision to Prior
X Class VI – Land Development WITH Building	Final	Phase of Revision
	Revision	

Parcel ID #(s)	12-017-109	12-017-121	04-004-108	
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Plan Information			Additional Information		Y	N
Sewage	Water Supply	Streets / Roads	Is / Does the parcel...			
X Public	X Public	Public	Enrolled in Clean & Green?			X
Community on-site	Community on-site	X Private	In an Agricultural Security Area?			X
Individual on-lot	Individual on-lot	New	Have Easements? (Please Provide)	X		
Non-Building Waiver	New Water Supply	Highway Occupancy Permit	Have Deed Restrictions? (Please Provide)			X
New Sewage System Permit			Located in a Floodway or Floodplain?			X

### Notification to Others

The following agencies have been notified about the proposed site development

<input checked="" type="checkbox"/> Conservation District	Date: 05-28-2025	<input type="checkbox"/> PennDOT	Date: _____
<input checked="" type="checkbox"/> PA DEP	Date: 05-28-2025	<input type="checkbox"/> Sewage Enforcement	Date: _____

**Subdivision Base Review Fee Schedule Classes V & VI - Effective August 10, 2023**

These are the minimum fees. Applicant shall pay the full cost of any billable expenses from professional consultants (such as mileage, copies, surveying costs, etc.) related to the review and inspection of the applicant's subdivision and/or land development plan and/or stormwater management program. PLEASE MAKE CHECKS PAYABLE TO INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT.

Class V – Land Development WITHOUT a Building	<u>Preliminary</u> Review & Approval \$100.00
	<u>Final</u> Review & Approval \$150.00
Class VI – Land Development WITH a Building	Less than 10,000 SF \$200.00 + \$0.10 per SF
	More than 10,000 SF \$200.00 + \$0.05 per SF

Class V	
PRELIMINARY PLAN REVIEW FEE	\$100.00
FINAL PLAN REVIEW FEE	\$150.00
TOTAL FEE	\$250.00

Class VI	
BASE REVIEW FEE	\$200.00
TOTAL SF	
X \$ _____ =	
TOTAL FEE	

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
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I/We authorize this Land Development.

I/We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Joel S. Heiser, General Counsel & Secretary Phone: 724-479-6166

Email: jheiser@homercityredevelopment.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

For lot addition subdivisions, the owner(s) of the parent lot and the owner(s) of the recipient lot must sign the application in the space below. By: HCG GP LLC, its general partner

Parcel Landowner Signature: 

Signed by:  
  
BEBOBF0K39A4401...

Joel S. Heiser, General Counsel & Secretary

If the Applicant is different than the Landowner, the Applicant must sign the application in the space below.

Applicant Signature: \_\_\_\_\_



February 3, 2026

Indiana County Office of Planning & Development (ICOPD)  
801 Water St  
Indiana, PA 15701-1705

**Subject: ICOPD Class 6 SALDO Application – Phase 2  
Homer City Generation LP – Power Block  
Black Lick and Center Townships, Indiana County, Pennsylvania**

On behalf of Homer City Generation LP (Homer City), Kiewit is presenting this SALDO application for the Homer City Generation Power Block Project. The project is located in Center and Blacklick townships in Indiana County and is proposed on the property of Homer City. The existing land use at the proposed project location is mainly industrial. The proposed project consists of the main Power Block which includes seven (7) identical GE combined-cycle 7HA.02 power trains in 1x1 multi-shaft configuration, each with associated balance of plant equipment and materials. Additional project areas include a new Water Treatment Facility, a Gas-Insulated Switchgear (GIS), and modifications to the existing Intake Structure. The project will also include staff and craft parking lots as well as project laydown and staging areas. Development will include but is not limited to earthwork, site grading, stormwater management and conveyance facilities.

Post Construction Stormwater Management (PCSM) plans have been designed in accordance with the Pennsylvania Department of Environmental Protection (PADEP) Chapter 102 and Indiana County SALDO requirements. An amendment to the PADEP Chapter 102 PAG-02 General Permit for Discharges of Stormwater Associated with Construction Activities has been approved by the Department (NPDES Permit No: PAC320068) on January 20, 2026. This ICOPD SALDO application represents Phase 2 of the project's proposed Class 6 developments, which encompasses the scope area delineated on the plan sheets. The previous Class 6 Phase 1 application pertained solely to the installation of enclosures of non-occupied structures. This current Phase 2 Class 6 SALDO application includes the full project boundary and proposed occupied buildings.

Through review of the Indiana County SALDO and meetings with the ICOPD it has been best determined that the proposed project would fall into the Class 6 – Land Development With Building Application category. The enclosed application and package look to satisfy the requirements of this application class.

Sincerely,

**KIEWIT ENGINEERING GROUP**

A handwritten signature in black ink that reads 'Timothy Hines'.

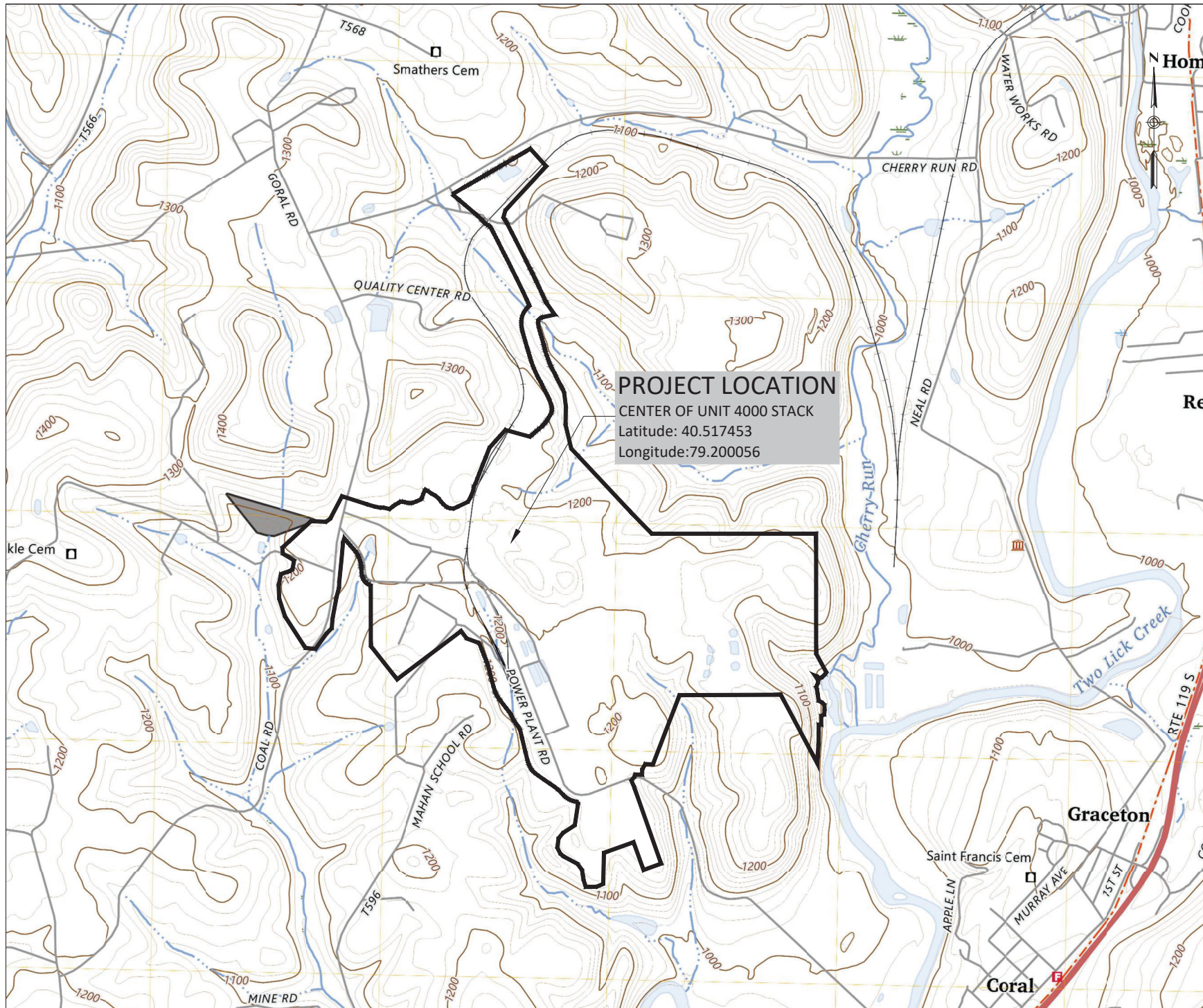
Timothy Hines, P.E.\*

\*Licensed in CA, LA

Civil Engineer

8900 Renner Blvd  
Lenexa, KS 66215





LEGEND

PROJECT SITE BOUNDARY

USGS INDIANA QUADRANGLE  
PENNSYLVANIA - INDIANA COUNTY  
7.5 - MINUTE SERIES INFORMATION

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 500-meter grid Universal Transverse Mercator, Zone 17T  
This map is not a legal document. Boundaries may be  
generated for this map scale. Private lands within government  
jurisdiction may not be shown. Obtain permission before  
entering private lands.

Imagery: NADP, September 2017 - December 2017  
Base: U.S. Census Bureau, 2014  
Names: National Hydrography Dataset, 2001 - 2013  
Hydrography: National Hydrography Dataset, 2001 - 2013  
Contours: National Elevation Dataset, 2011  
Boundaries: Multiple sources see metadata file 2018 - 2013  
Wetlands: FWS National Wetlands Inventory 1977 - 1977

ROAD CLASSIFICATION

Expressway: Local Connector  
Secondary Hwy: Local Road  
Ramp: 4WD  
Interstate Route: US Route  
State Route

PENNSYLVANIA  
QUADRANGLE LOCATION

- PRELIMINARY -  
NOT FOR CONSTRUCTION

DESIGNED FOR PERMITTING	J. SMITH	08-20-25
DESIGNED FOR PERMITTING	J. SMITH	08-20-25
DESIGNED FOR PERMITTING	J. SMITH	08-20-25

HOMER CITY GENERATION LP  
(7) - 1x1 COMBINED CYCLE

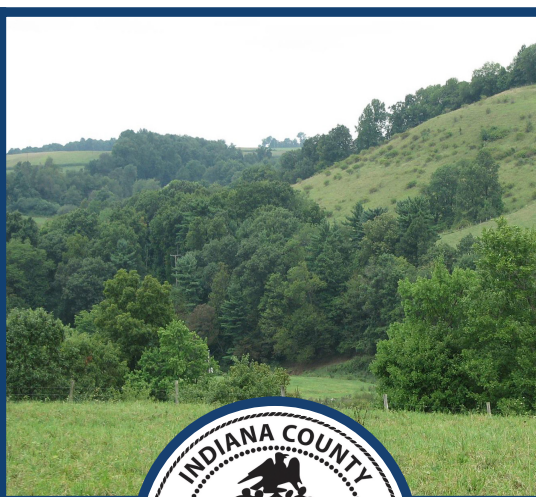
**Kiewit**

ENGINEER/OWNER	ARCHITECT	DRAWING NUMBER
LEAD ENG. J. SMITH	LEAD ARCH. J. SMITH	20059040-SKC-001
PROD. MAN. J. SMITH	PROD. MAN. J. SMITH	
PROD. MAN. J. SMITH	PROD. MAN. J. SMITH	



# INDIANA COUNTY

## Planning Commission Public Meeting 2/11/2026



SALDO Adopted April 12, 2023



Ordinance No. 2023-0412

## 2. SUBDIVISIONS



**Indiana County  
Subdivision & Land Development Application  
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	26810
REVIEW FEE	\$ 150
FEE RECEIVED?	✓
CHECK NO.	0957

1	Plan Name <b>Christopher &amp; Lisa Stewart</b>	Municipality <b>East Mahoning</b>
1a	Parent Parcel Land Owner(s) Name <b>Christopher &amp; Lisa Stewart</b>	Email Address <b>stewart3979@gmail.com</b>
	Parent Parcel Address <b>3968 Pollock Road Marion Center, Pa 15759</b>	Phone <b>724-388-7312</b>
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Phone
	Recipient Land Owner(s) Address	
2	Authorized Agent's Name (if different from the information above) <b>Carson Houser</b>	Email Address <b>chouser@wjyaengineers.com</b>
	Authorized Agent's Address <b>2039 South 6th Street Indiana, Pa 15701</b>	Phone <b>724-422-0335</b>
3	Surveyor <b>Timothy Botsford</b>	Phone

**4** Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Proposed Lot No. 1 will be a new residential lot with existing on-lot water and sewage. A proposed 33' wide access easement will be included with proposed lot 1. Remaining lot will be consolidated with parcel 27-008-104.

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
✓	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	27-008-104.02	27-008-104			
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information				
	Sewage	Water Supply	Streets / Roads	
	Public	Public	✓	Public
	Community on-site	Community on-site	✓	Private
✓	Individual on-lot	✓ Individual on-lot		New
✓	Non-Building Waiver	New Water Supply		Highway Occupancy Permit
	New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

### 8 Required for Submission

- ☒ COMPLETED APPLICATION      ☒ PAID APPLICATION FEE
- ☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION
- ☒ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_\_ Flash Drive    ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- ### 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023
- Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

**Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.**

REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	\$ 150.00
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	\$ 150.00

*For your convenience, we accept fee payment by cash, check, or credit card.  
Please make checks payable to 'Indiana County'*



N/F Christopher N. & Lisa R. Stewart  
Tax Parcel No. 27-008-104  
Deed Book 1397 Page 500

SECRETARY

**NOTICE:**  
AS OF THE DATE OF THIS LOT PLAN RECORDING, THE REMAINDER PARCEL AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THIS LOT HAS BEEN APPROVED BY EAST MAHONING TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE REMAINDER PARCEL AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

ACCESS EASEMENT C/L LINE TABLE		
LINE	BEARING	DISTANCE
1	N 09°17'37" E	36.84'
2	N 39°48'37" E	167.90'
3	N 34°33'48" E	41.12'
4	N 31°16'44" E	132.25'
5	N 32°17'06" E	11.76'

I, Timothy P. Botsford, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN THE REGISTER AND RECORDER OF DEEDS OFFICE  
IN PLAT BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL ON THE  
DAY AND DATE WRITTEN ABOVE.

RECORDED OF DEEDS

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. REMAINDER PARCEL IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT PARCEL OF CHRISTOPHER N. & LISA R STEWART - TAX PARCEL 27-008-104.

*Christopher N. & Lisa R. Stewart*  
Tax Parcel No. 27-008-104.02  
Inst. No. 2007-175765  
Remainder Parcel  
4.43 Acres Remaining

We, Christopher N. & Lisa R. Stewart, have designed for our land situated in Township of East Mahoning, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.  
Witness my/our hand and seal.

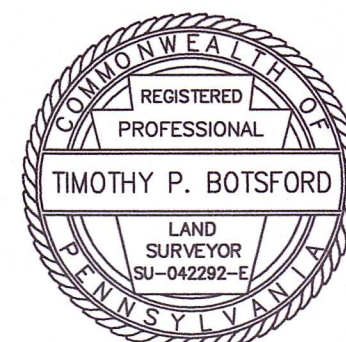
COMMONWEALTH OF PENNSYLVANIA ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of East Mahoning, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires \_\_\_\_\_



## PROPOSED MINOR SUBDIVISION - LOT CONSOLIDATION

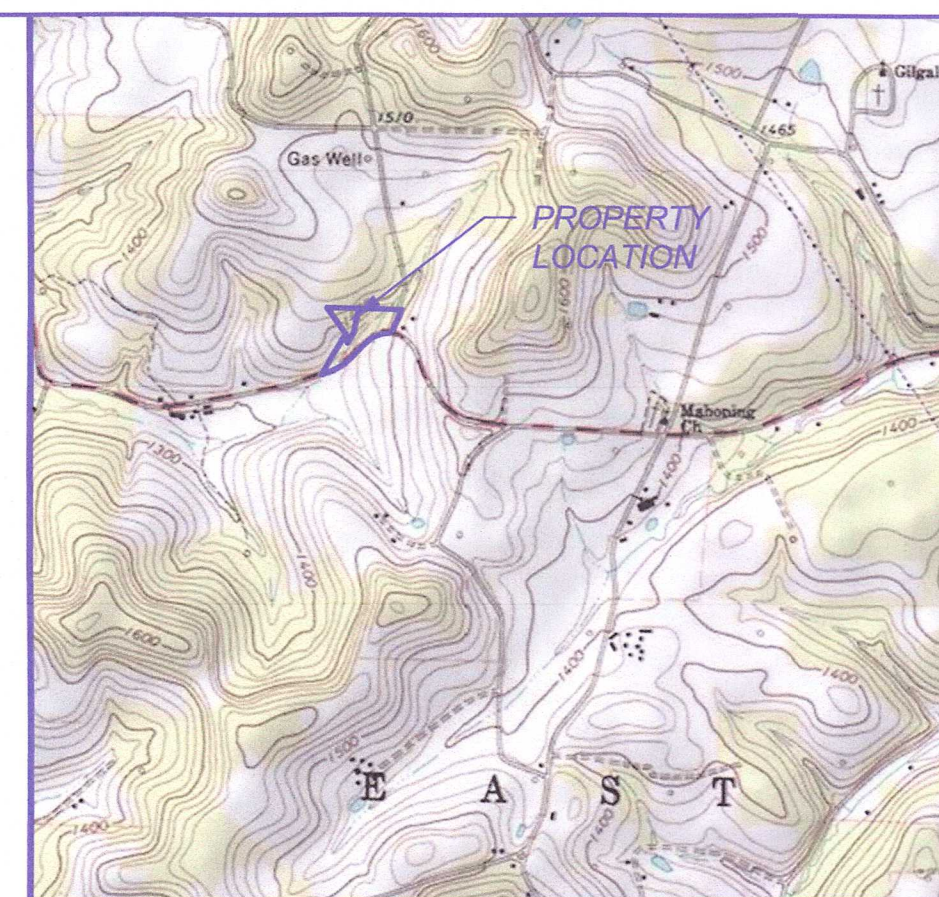
*prepared for*

CHRISTOPHER &amp; LISA STEWART

situated in:

EAST MAHONING TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 1/28/2026	JOB: 26014	SCALE: 1" = 60'
FILE: STEWART	DRAWN BY: J.N.S.	CHECKED BY: T.P.B.



LOCATION MAP  
SCALE: 1" = 2000'



**YA** **YOUNG & ASSOCIATES**  
ENGINEERS • SURVEYORS

2039 South 6th Street  
Indiana, PA 15701-6012  
Phone: (724) 463-7090  
Fax: (724) 463-7092  
Email: [chouser@wijaengineers.com](mailto:chouser@wijaengineers.com)

SHEET NO:

Date \_\_\_\_\_ SEAL \_\_\_\_\_ Signature of Surveyor \_\_\_\_\_

NO.	DATE	DESCRIPTION
REVISIONS		



**Indiana County  
Subdivision & Land Development Application  
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	26011
REVIEW FEE	\$ 75
FEE RECEIVED?	✓
CHECK NO.	0961

1	Plan Name <b>Sally Ann Dehaven &amp; Donald C. Dehaven</b>	Municipality <b>Canoe Township</b>
1a	Parent Parcel Land Owner(s) Name <b>Sally Ann &amp; Donald C. Dehaven</b>	Email Address [REDACTED]
	Parent Parcel Address <b>858 Gaston Road, Rossiter, Pa 15772</b>	Phone [REDACTED]
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address
	Recipient Land Owner(s) Address	Phone
2	Authorized Agent's Name (if different from the information above) <b>Carson Houser</b>	Email Address chouser@wjyaengineers.com
	Authorized Agent's Address <b>2039 South 6th Street Indiana, PA 15701</b>	Phone <b>724-422-0335</b>
3	Surveyor <b>Carson Houser</b>	Phone <b>724-422-0335</b>

**4** Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Proposed Lot No. 1 will be a new Non-building Lot for recreational use.

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
✓	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	11-009-109				
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information			
	Sewage	Water Supply	Streets / Roads	
	Public	Public	✓	Public
	Community on-site	Community on-site		Private
	Individual on-lot	✓ Individual on-lot		New
✓	Non-Building Waiver	New Water Supply		Highway Occupancy Permit
	New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

### 8 Required for Submission

- ☒ COMPLETED APPLICATION ☒ PAID APPLICATION FEE
- ☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION
- ☒ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- ### 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023
- Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

**Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.**

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	\$ 75.00
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

*For your convenience, we accept fee payment by cash, check, or credit card.  
Please make checks payable to 'Indiana County'*



NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. THE REMAINDER PARCEL CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 1 AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THESE LOTS HAS BEEN APPROVED BY CANOE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBJECT PROPOSED LOT NO. 1 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

N/F James Robert McConnaughey  
Tax Parcel No. 11-009-113  
Deed Book 632 Page 270

N/F James Robert McConnaughey  
Tax Parcel No. 11-009-113  
Deed Book 632 Page 270

N/F Jose A. Bracamontes, Jr.  
Tax Parcel No. 11-009-1109.02  
Inst. No. 2023-338710

Sally Ann & Donald C. Dehaven  
Tax Parcel No. 11-009-109  
Deed Book 1522 Page 579  
Remainder Parcel  
55.5 +/- Acres

N/F Juliann Joy Rager  
Tax Parcel No. 11-009-118  
Inst. No. 2021-319982

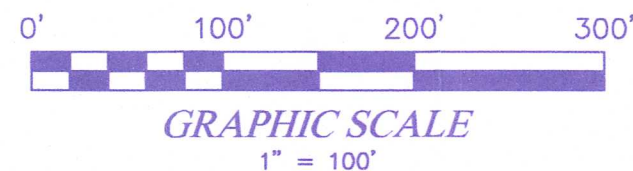
Sally Ann & Donald C. Dehaven  
Tax Parcel No. 11-009-109  
Deed Book 1522 Page 579  
Proposed Lot No. 1  
4.99 Acres

Sally Ann & Donald C. Dehaven  
Tax Parcel No. 11-009-109  
Deed Book 1522 Page 579  
Remainder Parcel  
55.5 +/- Acres

I, Carson Grant Houser, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

1/28/2026  
Date  
SEAL  
Signature of Surveyor

NO.	DATE	DESCRIPTION
		REVISIONS



SEAL

PROPOSED MINOR SUBDIVISION

prepared for

SALLY ANN DEHAVEN  
& DONALD C. DEHAVEN

situated in:

CANOE TOWNSHIP, INDIANA COUNTY, PA

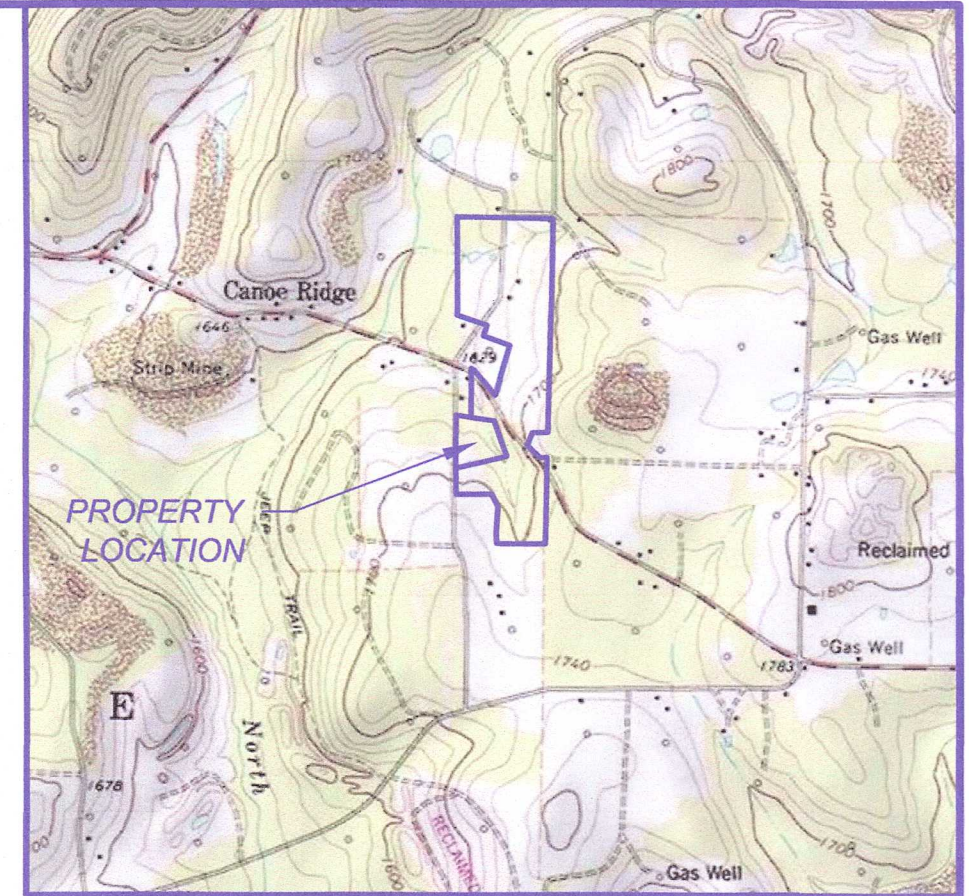
ISSUED: 1/21/26	JOB: 25473	SCALE: 1" = 100'
FILE: PAINTER	DRAWN BY: J.N.S.	CHECKED BY: C.G.H.



2039 South 6th Street  
Indiana, PA 15701-6012  
Phone: (724) 463-7090  
Fax: (724) 463-7092  
Email: chouser@wjaengineers.com

SHEET NO:

1



LOCATION MAP  
SCALE: 1" = 2000'

REVIEWED BY CANOE TOWNSHIP, COUNTY OF INDIANA,  
COMMONWEALTH OF PENNSYLVANIA ON THE \_\_\_\_ DAY  
OF \_\_\_\_ 20\_\_.

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA  
COUNTY OFFICE OF PLANNING AND DEVELOPMENT

THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

STAFF, OFFICE OF PLANNING AND DEVELOPMENT

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
IN THE REGISTER AND RECORDER OF DEEDS OFFICE  
IN PLAT BOOK VOLUME \_\_\_\_ PAGE \_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL ON THE  
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

We, Sally Ann Dehaven & Donald C. Dehaven, have designed for our land situated in Township of Canoe, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.  
Witness our hand and seal.

COMMONWEALTH OF PENNSYLVANIA ) SS:  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_, 20\_\_, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_,

who acknowledge this plan to be the official plan of lots and streets, for their property located in the Township of Canoe, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires \_\_\_\_.





INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

# Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

FOR OFFICE USE ONLY	
REFERENCE NO.	26012
REVIEW FEE	\$ 75
FEE RECEIVED?	✓
CHECK NO.	89160

1	Plan Name	Brian K. & Karen S. Short	Municipality	Rayne
1a	Parent Parcel Land Owner(s) Name	Brian K. & Karen S. Short	Email Address	bkshort07@hotmail.com
	Parent Parcel Address	215 Rayne Run Road Marion Center, Pa 15759		
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Robert P. & Bonnie L. Neese	Email Address	bbneese1@yahoo.vom
	Recipient Land Owner(s) Address			
2	Authorized Agent's Name (if different from the information above)	Carson Houser	Email Address	chouser@wjyaengineers.com
	Authorized Agent's Address	2039 South 6th Street Indiana, Pa 15701		
3	Surveyor	Carson Houser	Phone	724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Proposed Lot No. 1 will be a non-building lot of 2.00 Acres and will be a side-lot addition to a parcel 35-014-125.01

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
✓	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	35-014-125	35-014-125.01			
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information				
Sewage		Water Supply		Streets / Roads
Public	✓	Public	✓	Public
Community on-site		Community on-site		Private
✓ Individual on-lot		Individual on-lot		New
✓ Non-Building Waiver		New Water Supply		Highway Occupancy Permit
New Sewage System Permit				

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

### 8 Required for Submission

- ☒ COMPLETED APPLICATION ☒ PAID APPLICATION FEE
- ☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION
- ☒ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- ### 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023
- Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	\$ 75.00
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

*For your convenience, we accept fee payment by cash, check, or credit card.  
Please make checks payable to 'Indiana County'*



1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. THE REMAINDER PARCEL CONTAINS A DWELLING SERVED BY ON LOT WATER AND SANITARY SEWER FACILITIES.
5. PROPOSED LOT NO. 1 IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF ROBERT P. & BONNIE L. NEESE.
6. EXISTING ADJACENT LANDS OF ROBERT P. & BONNIE L. NEESE CONTAIN A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.

AS OF THE DATE OF THIS LOT PLAN RECORDING, LOT NO.1 AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY WAYNE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR LOT NO.1 DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

*Brian K. & Karen S. Short*  
Tax Parcel No. 35-014-125  
Inst. No. 2017-281509  
Remainder Parcel  
200 +/- Acres Remaining

*Brian K. & Karen S. Short*  
Tax Parcel No. 35-014-125  
Inst. No. 2017-281509  
Remainder Parcel  
200 +/- Acres Remaining

*Brian K. & Karen S. Short*  
Tax Parcel No. 35-014-125  
Inst. No. 2017-281509  
Proposed Lot No. 1  
2.00 Acres

Robert P. & Bonnie L. Neese  
Tax Parcel No. 35-014-125.01  
Inst No. 2025-356674

*Nathan Wells*  
Tax Parcel No. 35-014-123  
Inst. No. 2023-338966

Robert P. & Bonnie L. Neese  
Tax Parcel No. 35-014-125.01  
Deed Book 1076 Page 607

*Nathan Wells*  
Tax Parcel No. 35-014-122  
Inst. No. 2023-338966

*Brian K. & Karen S. Short*  
Tax Parcel No. 35-014-125  
Inst. No. 2017-281509  
Remainder Parcel  
202 +/- Acres Remaining

*Brian K. & Karen S. Short*  
Tax Parcel No. 35-014-125  
Inst. No. 2017-281509  
Remainder Parcel  
202 +/- Acres Remaining

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242,NO.428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

0' 100' 200' 300'

*GRAPHIC SCALE*

1" = 100'

I, Carsun Grant Hiser, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

1/28/2026 SEAL   
Date Signature of Surveyor

NO.	DATE	DESCRIPTION
REVISIONS		



prepared for

BRIAN K. &  
KAREN S. SHORT

*situated in:*

RAYNE TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 1/20/2026

JOB: 24158

SCALE: 1" = 100'



2039 South 6th Street  
Indiana, PA 15701-6012  
Phone: (724) 463-7090  
Fax: (724) 463-7092  
Email: [chouser@wjvaeng.com](mailto:chouser@wjvaeng.com)

SHEET NO:

1



# Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

FOR OFFICE USE ONLY	
REFERENCE NO.	26013
REVIEW FEE	\$ 300
FEE RECEIVED?	✓
CHECK NO.	6959

1	Plan Name <b>G&amp;E Family Limited Partnership</b>	Municipality <b>Marion Center</b>
1a	Parent Parcel Land Owner(s) Name <b>Ian Robert Evans</b>	Email Address <b></b>
	Parent Parcel Address <b>511 E Main Street Marion Center, Pa 15759</b>	Phone <b></b>
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) <b>G&amp;E Family Limited Partnership</b>	Email Address <b></b>
	Recipient Land Owner(s) Address <b>12221 Route 210 Hwy, Home PA 15747</b>	Phone <b></b>
2	Authorized Agent's Name (if different from the information above) <b>Carson Houser</b>	Email Address <b>chouser@wjyaengineers.com</b>
	Authorized Agent's Address <b></b>	Phone <b>724-422-0335</b>
3	Surveyor <b>Timothy Botsford</b>	Phone <b>724-422-2018</b>

**4** Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Proposed Lot No. 1 & Proposed Lot No. 2 will be non-building side-lot additions to parcel 31-003-500. All lots served by public sewage and water.

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Revision to Prior
<input checked="" type="checkbox"/>	Class III – Minor Subdivision (3 lots or less, no public improvements)	<input type="checkbox"/> Revision	<input type="checkbox"/> Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	31-003-337	31-003-336	31-003-500		
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information				
	Sewage		Water Supply	Streets / Roads
✓	Public	✓	Public	✓ Public
	Community on-site		Community on-site	Private
	Individual on-lot		Individual on-lot	New
	Non-Building Waiver		New Water Supply	Highway Occupancy Permit
	New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

### 8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
- ☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION
- ☒ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023**  
Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

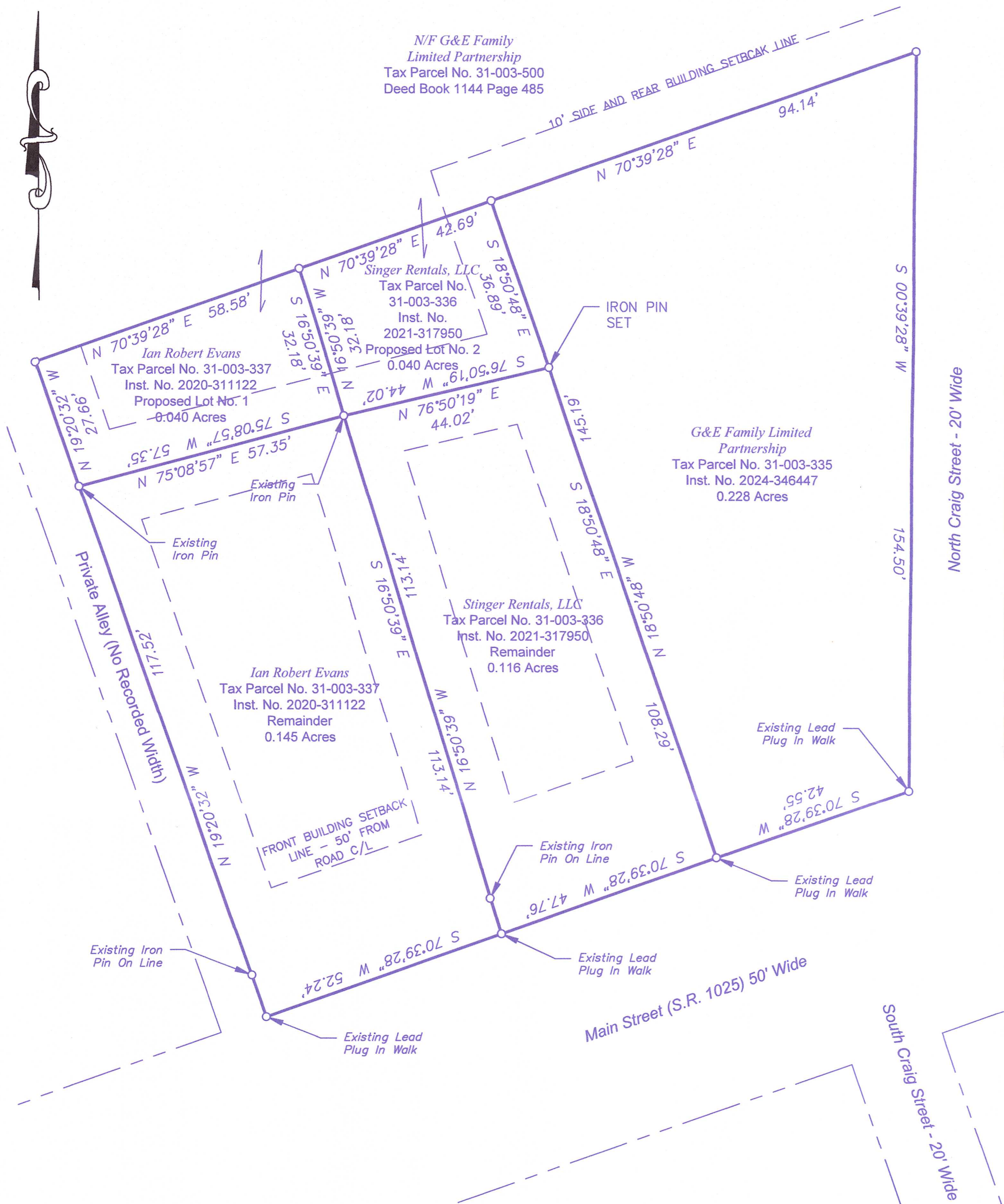
Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

	REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	\$ 300.00
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	\$ 300.00

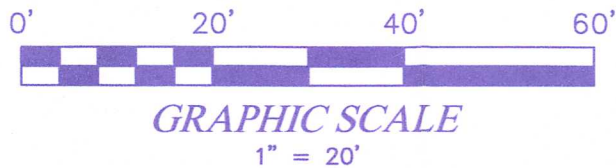
*For your convenience, we accept fee payment by cash, check, or credit card.  
Please make checks payable to 'Indiana County'*





NOTES:

- LOT NOS. 1 & 2 ARE PROPOSED TO BE COMBINED INTO ONE PARCEL AND ADDED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF G&E FAMILY LIMITED PARTNERSHIP.
- THE BEARINGS ON THIS SURVEY ARE BASED ON DEED AS RECORDED IN INSTRUMENT NO. 2013-246780.
- THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
- PINS SET BY THIS SURVEY ARE REBAR WITH CAP.
- A STATE ISSUED HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY ADDITIONAL DRIVEWAYS OR ACCESS ROADS LEADING FROM ADJACENT STATE HIGHWAYS TO SUBJECT PARCEL.
- ALL PARCELS HAVE ACCESS TO PUBLIC WATER AND PUBLIC SANITARY SEWER.



NO.	DATE	DESCRIPTION
REVISIONS		

I, Ian Robert Evans, have designed for my land situated in Borough of Marion Center, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.  
Witness my hand and seal.

COMMONWEALTH OF PENNSYLVANIA ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_

who acknowledge this plan to be the official plan of lots and streets, for his property located in the Borough of Marion Center, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires \_\_\_\_\_

I/We, agent(s) for Stinger Rentals, LLC, have designed for my/our land situated in Borough of Marion Center, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.  
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Borough of Marion Center, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires \_\_\_\_\_

I/We, agent(s) for G & E Family Limited Partnership, have designed for my/our land situated in Borough of Marion Center, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.  
Witness my/our hand and seal.

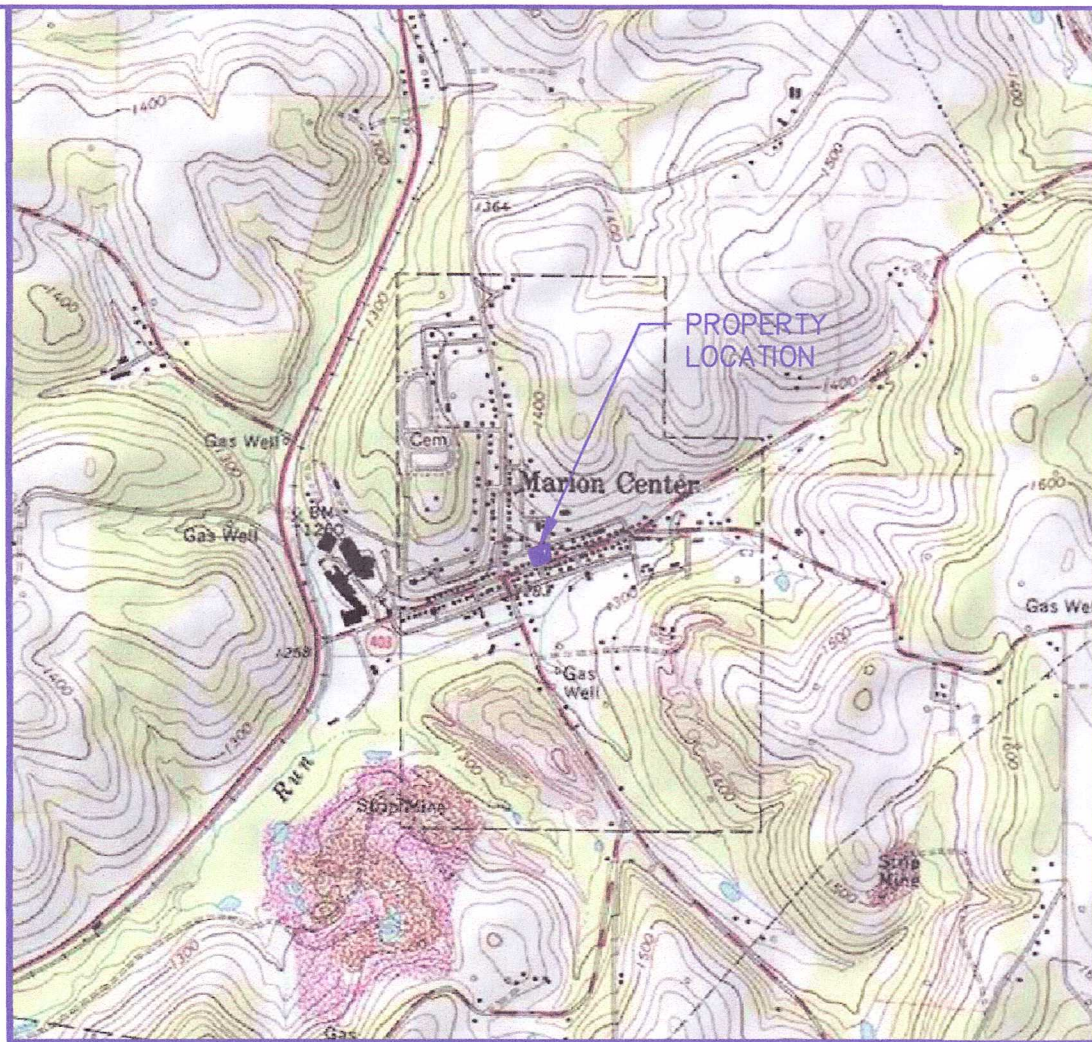
COMMONWEALTH OF PENNSYLVANIA ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Borough of Marion Center, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires \_\_\_\_\_



REVIEWED BY MARION CENTER BOROUGH, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR

SECRETARY

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
IN THE REGISTER AND RECORDER OF DEEDS OFFICE  
IN PLAT BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL ON THE  
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

I, Timothy P. Botsford, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

\_\_\_\_\_  
Date Signature of Surveyor



SEAL

PROPOSED MINOR SUBDIVISION

prepared for

G & E FAMILY LIMITED  
PARTNERSHIP

situated in:

MARION CENTER BOROUGH, INDIANA COUNTY, PA

ISSUED: 2/21/2025	JOB: JOB#	SCALE: 1" = 20'
FILE: ELLIOTT	DRAWN BY: J.N.S.	CHECKED BY: T.P.B.



2039 South 6th Street  
Indiana, PA 15701-6012  
Phone: (724) 463-7090  
Fax: (724) 463-7092  
Email: chouser@wyjaengineers.com

SHEET NO:

1



**Indiana County  
Subdivision & Land Development Application  
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	20014
REVIEW FEE	\$75
FEE RECEIVED?	✓
CHECK NO.	8958

1	Plan Name <b>Matthew Campbell</b>	Municipality <b>North Mahoning</b>
1a	Parent Parcel Land Owner(s) Name <b>Matthew Campbell</b>	Email Address  Phone 
	Parent Parcel Address <b>288 Bush Road Rochester Mills, Pa 15771</b>	
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address  Phone 
	Recipient Land Owner(s) Address 	
2	Authorized Agent's Name (if different from the information above) <b>Carson Houser</b>	Email Address <b>chouser@wjyaengineers.com</b> Phone <b>724-422-0335</b>
	Authorized Agent's Address <b>2039 South 6th Street Indiana, Pa 15701</b>	
3	Surveyor <b>Carson Houser</b>	Phone <b>724-422-0335</b>

4	<b>Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.</b>
---	--------------------------------------------------------------------------------------------------------------------------------------

Proposed Lot No. 1 will be a new building lot with on lot water and sewage. Remaining Lot has on-lot sewage and water.

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
✓	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s) <b>28-005-100</b>				
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	<input checked="" type="checkbox"/>	Public
Community on-site	Community on-site		Private
<input checked="" type="checkbox"/> Individual on-lot	<input checked="" type="checkbox"/> Individual on-lot		New
Non-Building Waiver	New Water Supply		Highway Occupancy Permit
New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		<input checked="" type="checkbox"/>
Is the Parcel in an Agricultural Security Area?		<input checked="" type="checkbox"/>
Is the Parcel located in a Floodway or Floodplain?		<input checked="" type="checkbox"/>

### 8 Required for Submission

- ☒ COMPLETED APPLICATION ☒ PAID APPLICATION FEE
- ☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION
- ☒ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- ### 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023
- Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

**Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.**

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	\$ 75.00
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

**For your convenience, we accept fee payment by cash, check, or credit card.  
Please make checks payable to 'Indiana County'**



NOTES:

- THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
- BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
- IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
- REMAINDER PARCEL CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.
- PROPOSED LOT NO. 1 CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.

I, Matthew Campbell, have designed for our land situated in Township of North Mahoning, County of Indiana, Commonwealth of Pennsylvania, the lots and streets according to this plan which is intended to be recorded.  
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA ) SS:

COUNTY OF \_\_\_\_\_ )  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of North Mahoning, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires \_\_\_\_\_

REVIEWED BY NORTH MAHONING TOWNSHIP,  
COUNTY OF INDIANA, COMMONWEALTH OF  
PENNSYLVANIA ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_.

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING  
COMMISSION

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR

SECRETARY

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
IN THE REGISTER AND RECORDER OF DEEDS OFFICE  
IN PLAT BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL ON THE  
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

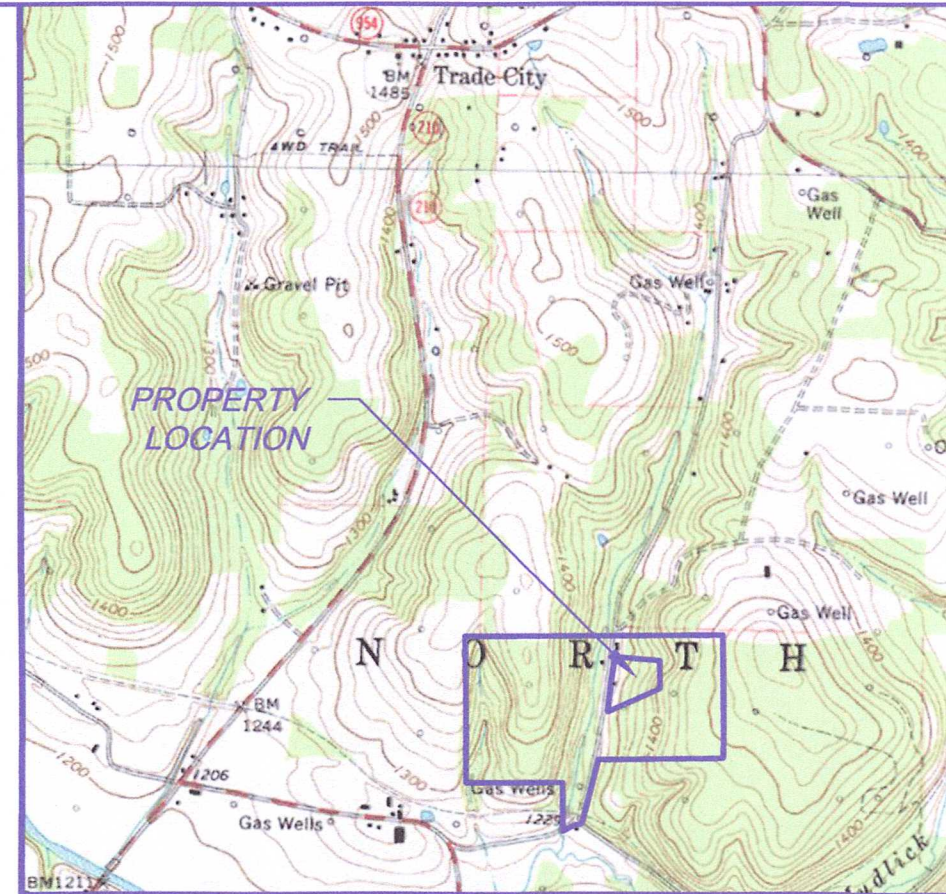
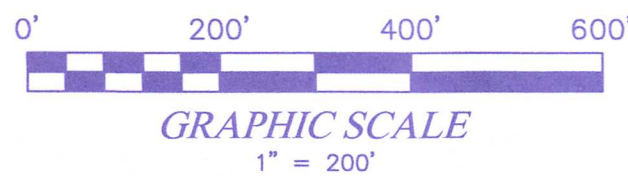
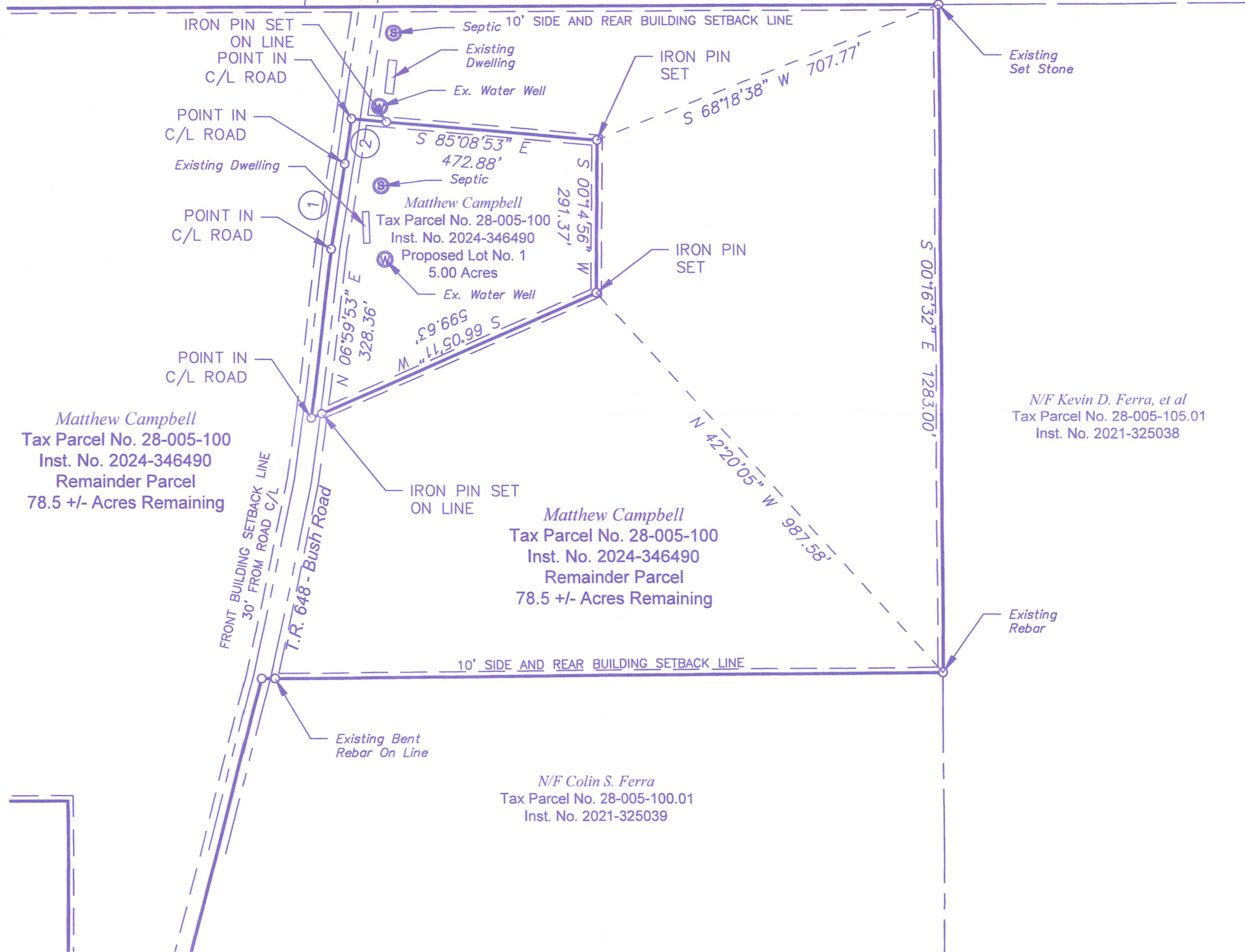
I, Carson Grant Houser, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

1/29/2026  
Date Signature of Surveyor

N/F Jeffrey S. Gerhard, et ux  
Tax Parcel No. 28-006-106.02B1  
Inst. No. 2008-192102

N/F Judith A. Coon, et al  
Tax Parcel No. 28-006-120  
Inst. No. 2023-340199

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 08°54'42" E	164.48'
2	N 08°25'57" E	86.97'



LOCATION MAP  
SCALE: 1" = 2000'



PROPOSED MINOR SUBDIVISION

prepared for

MATTHEW CAMPBELL

situated in:

NORTH MAHONING TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 1/7/2025	JOB: 25397	SCALE: 1" = 200'
FILE: HARMON	DRAWN BY: J.N.S.	CHECKED BY: C.G.H.



2039 South 6th Street  
Indiana, PA 15701-6012  
Phone: (724) 463-7090  
Fax: (724) 463-7092  
Email: chouser@wjaengineers.com

SHEET NO:

1



**Indiana County  
Subdivision & Land Development Application  
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	26015
REVIEW FEE	\$ 75
FEE RECEIVED?	✓
CHECK NO.	736

1	Plan Name <b>R Boring #1</b>	Municipality <b>Green Twp</b>
1a	Parent Parcel Land Owner(s) Name <b>Robert Boring</b>	Email Address <b></b>
	Parent Parcel Address <b>1162 Zenith Road Cherry Tree Pa 15724</b>	Phone <b>724-388-9508</b>
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) <b>Michael Boring</b>	Email Address <b></b>
	Recipient Land Owner(s) Address <b>1088 Zenith Rd Cherry Tree PA 15724</b>	Phone <b>814-241-2057</b>
2	Authorized Agent's Name (if different from the information above) <b></b>	Email Address <b></b>
	Authorized Agent's Address <b></b>	Phone <b></b>
3	Surveyor <b>F Joseph Lantzy Lantzy Surveying</b>	Phone <b>724-388-3661</b>

**4** Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

**parcel 28-002-121-01 being subdivided for estate planning purposes. Parcel A to be conveyed. Both parcel A & remainder have in-lot sewage**

**RECEIVED**  
**FEB 03 2026**  
Indiana County  
Office of Planning & Development

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
✓	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s) <b>28-002-121-01</b>				
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	Public	<i>Trp Road</i>
Community on-site	Community on-site	Private	
<input checked="" type="checkbox"/> Individual on-lot	<input checked="" type="checkbox"/> Individual on-lot	New	
Non-Building Waiver	New Water Supply	Highway Occupancy Permit	
New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		<input checked="" type="checkbox"/>
Is the Parcel in an Agricultural Security Area?		<input checked="" type="checkbox"/>
Is the Parcel located in a Floodway or Floodplain?		<input checked="" type="checkbox"/>

### 8 Required for Submission

☒ COMPLETED APPLICATION ☒ PAID APPLICATION FEE

☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION *6 copies*

☐ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_ Flash Drive \_\_\_ Email

☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)

☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

### 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

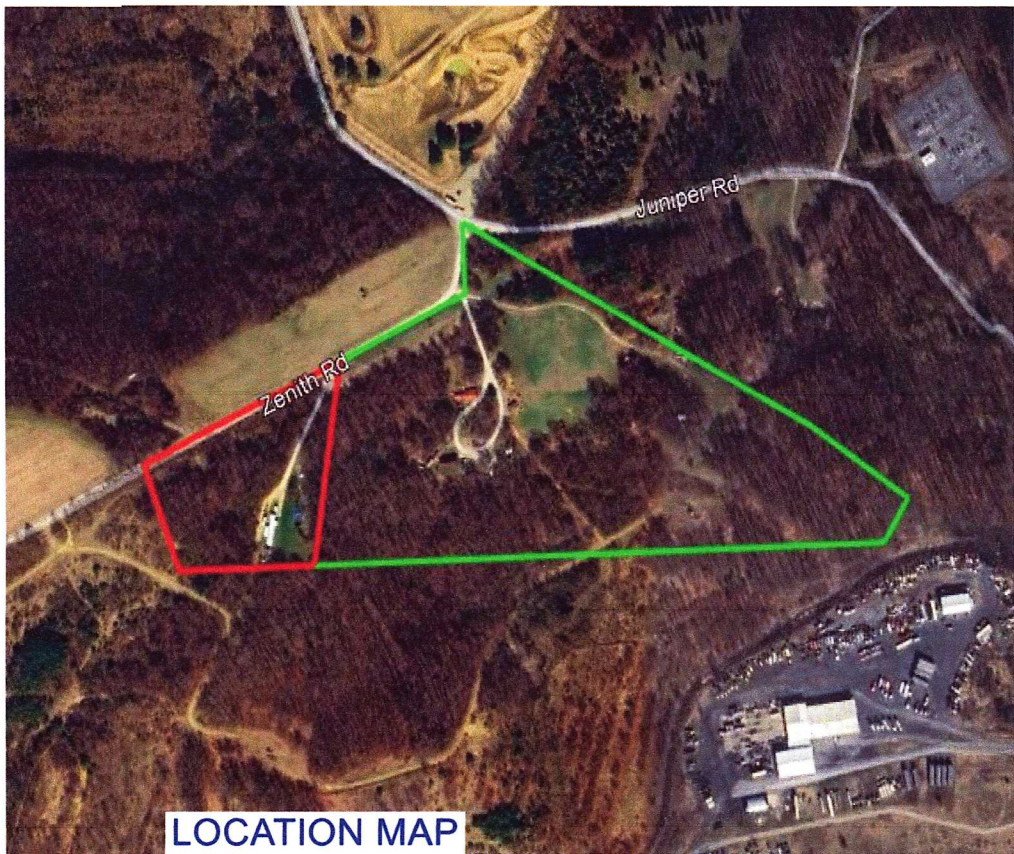
Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

<input type="checkbox"/>	REAPPROVAL FEE	\$50.00
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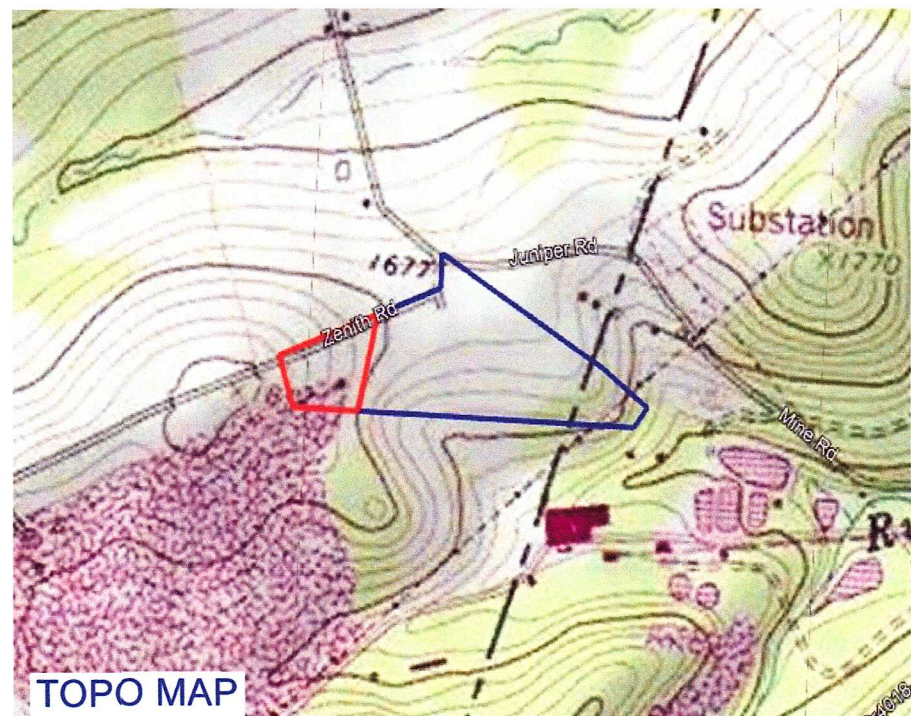
BASE REVIEW FEE	<i>575</i>
NO. OF NEW LOTS (Class IV)	<i>1</i>
X \$10.00 =	<i>10</i>
TOTAL REVIEW FEE	<i>\$715</i>

For your convenience, we accept fee payment by cash, check, or credit card.  
Please make checks payable to 'Indiana County'





LOCATION MAP



TOPO MAP

NOTARY

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE  
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,

PERSONALLY APPEARED WHO

ACKNOWLEDGED THIS PLAN TO BE THE OFFICAL PLAN OF LOTS FOR THEIR  
PROPERTY LOCATED IN THE TOWNSHIP OF CHERRYHILL, COUNTY OF INDIANA,  
COMMONWEALTH OF PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE APPROVED  
AND RECORDED ACCORDING TO LAW.

SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

A CLASS 3 SUBDIVISION SURVEY FOR ROBERT BORING.  
SITUATE IN GREEN TWP. INDIANA COUNTY, PENNSYLVANIA  
ADDRESSED AS 1162 ZENITH ROAD. CHERRY TREE

GREEN TOWNSHIP

FINAL REVIEW BY THE GREEN  
TOWNSHIP SUPERVISORS

DATE: 1/8/24

SIGNED: *Nicole Rupp*

SECRETARY OR CHAIRMAN

INDIANA COUNTY APPROVAL

FINAL APPROVAL GRANTED BY THE  
INDIANA COUNTY PLANNING COMMISSION

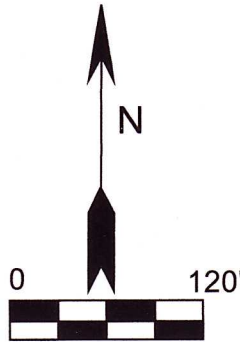
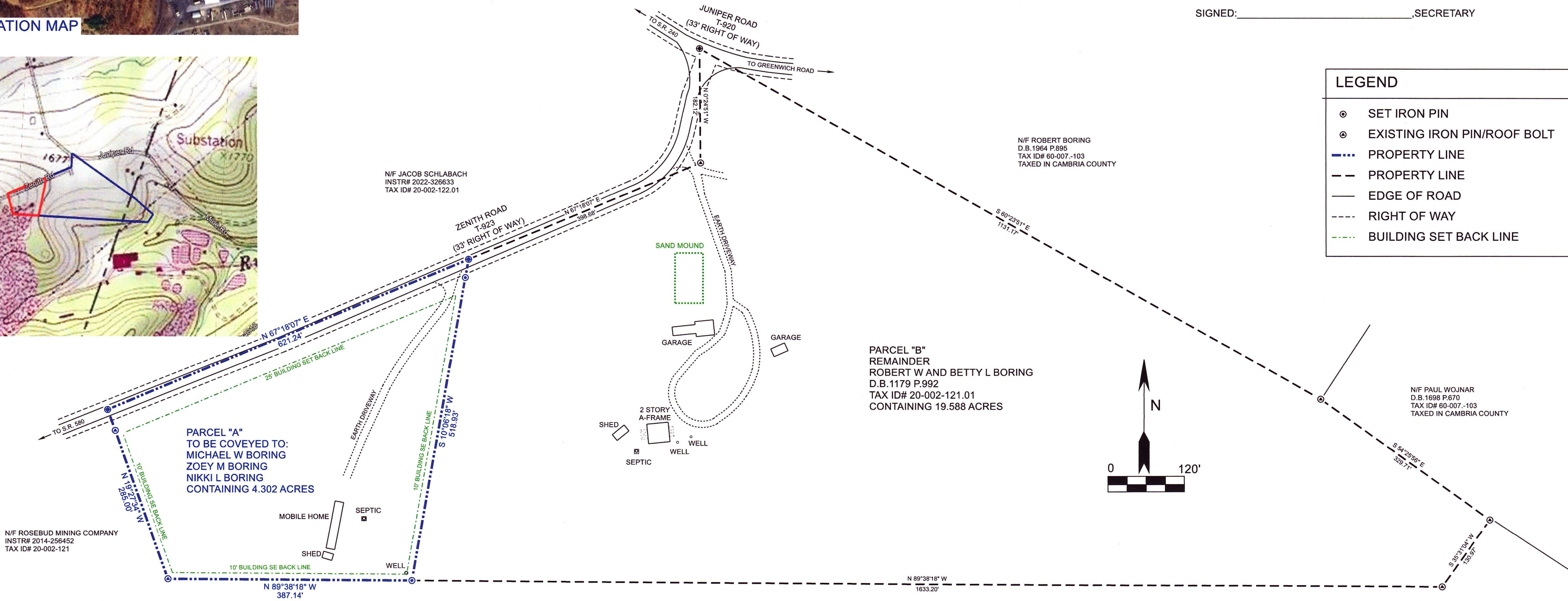
DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_, CHAIR

SIGNED: \_\_\_\_\_, SECRETARY

LEGEND

- ⊙ SET IRON PIN
- ⊙ EXISTING IRON PIN/ROOF BOLT
- PROPERTY LINE
- PROPERTY LINE
- EDGE OF ROAD
- RIGHT OF WAY
- BUILDING SET BACK LINE



NOTE: ALL DATA, BEARINGS, AND DISTANCES ARE  
CALCULATED FROM CURRENT GPS (NAD 83) VALUES

CERTIFICATION BY PROFESSIONAL LAND SURVEYOR

I, F. Joseph Lantzy P.L.S., a Professional Land Surveyor, registered by the  
Commonwealth of Pennsylvania, do hereby certify that the plan shown hereon is based upon an  
actual field survey of the land described and that all angles, distances and courses are correctly  
shown, that the monuments and markers have been set as shown on the plat, and this plan  
correctly represents the lots, land, streets and highways as surveyed and plotted by me for the  
owner.

1-8-2026  
DATE

*F. Joseph Lantzy Jr.*  
SIGNATURE OF SURVEYOR



LANTZY SURVEYING

F. JOSEPH LANTZY P.L.S.  
1891 HANGING ROCK ROAD  
CREEKSIDE, PA. 15732  
724-388-3601

FILE NAME

BORING SUB FINAL.lrv

SCALE

120 Ft/in

JOB

BOUNDARY

DATE

1-8-2026

REVISION

0

DRAWN BY

JEL/FJL

SHEET

1/1

This map drawn with TRAVERSE PC Software





**Indiana County  
Subdivision & Land Development Application  
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	26816
REVIEW FEE	\$ 150
FEE RECEIVED?	✓
CHECK NO.	1582

1	Plan Name <i>Minor Subdivision Elva Jane Nulph</i>	Municipality <i>Montgomery Township</i>
1a	Parent Parcel Land Owner(s) Name <i>Elva Jane Nulph</i>	Email Address  Phone <i>1-814-243-4896</i>
	Parent Parcel Address <i>560 Lantz Road, Glen Campbell, PA 15742</i>	
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) <i>Herbert Greene III &amp; Sarah Dinios</i>	Email Address  Phone <i>1-814-243-4896</i>
	Recipient Land Owner(s) Address <i>680 Lantz Road, Glen Campbell, PA 15742</i>	
2	Authorized Agent's Name (if different from the information above) <i>Herbert Greene III &amp; Sarah Dinios</i>	Email Address  Phone <i>1-814-243-4896</i>
	Authorized Agent's Address <i>680 Lantz Road, Glen Campbell, PA 15742</i>	
3	Surveyor <i>Kimberly Surveying - Stan Kimberly, PLS.</i>	Phone <i>1-814-935-9396</i> <i>687-4278</i>
4	<b>Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.</b>	

*Subdivide all land north of Lantz Road. Combine lot with existing parcel 32-004-114.01 as a side lot addition*

**RECEIVED**

**FEB 04 2026**

Indiana County  
Office of Planning & Development

5	Class Filter (check all that apply)	Review Type	Plan Type
<input checked="" type="checkbox"/>	Class I - Survey Correction, Plat Adjustment and Lot Consolidation	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Proposal
<input checked="" type="checkbox"/>	Class II - Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Revision to Prior
<input checked="" type="checkbox"/>	Class III - Minor Subdivision (3 lots or less, no public improvements)	<input type="checkbox"/> Revision	<input type="checkbox"/> Phase of Revision
<input type="checkbox"/>	Class IV - Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	<i>32-004-114</i>	<i>32-004-114.001</i>			
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## Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	<input checked="" type="checkbox"/>	Public
Community on-site	Community on-site		Private
<input checked="" type="checkbox"/> Individual on-lot	<input checked="" type="checkbox"/> Individual on-lot		New
Non-Building Waiver			
New Sewage System Permit	New Water Supply		Highway Occupancy Permit

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		<input checked="" type="checkbox"/>
Is the Parcel in an Agricultural Security Area?		<input checked="" type="checkbox"/>
Is the Parcel located in a Floodway or Floodplain?		<input checked="" type="checkbox"/>

### 8 Required for Submission

- ☒ COMPLETED APPLICATION      ☒ PAID APPLICATION FEE
- ☒ A MINIMUM OF 4 COPIES (SIGNED BY YOUR MUNICIPALITY) OF THE PROPOSED PLAN AND APPLICATION
- ☐ DIGITAL DRAWING AND APPLICATION (ONLY UPON REQUEST): \_\_\_\_ Flash Drive \_\_\_\_ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

### 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the Subdivision / Land Development plan and Stormwater plan (e.g., mileage, copies, surveying).

<b>Classes I-III</b> – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
<b>Class IV</b> – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot (after 4 lots)	\$10.00 each lot

**Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.**

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	

*For your convenience, we accept fee payment by cash, check, or credit card.*

**Please make checks payable to 'Indiana County'**



GENERAL SITE DATA

LAND OWNER- Richard C. Nulph [Deceased]  
Elva Jane Nulph

TAX PARCEL- 32-004-114.00

ADDRESS- 560 Lentz Road, Glen Campbell, Pa 15742

ZONING- None

RECORD INST- DB 1650 PG 277

LAND USE- Residential

WATER- Well/Spring

SEWER- On lot

MONTGOMERY TOWNSHIP SUPERVISORS

Approved by the Montgomery Township Supervisors on  
this the 4th day of February, 2026.

Chairman

Secretary

INDIANA COUNTY PLANNING COMMISSION

Final approval granted by the Indiana County Planning Commission  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Chairman

Secretary

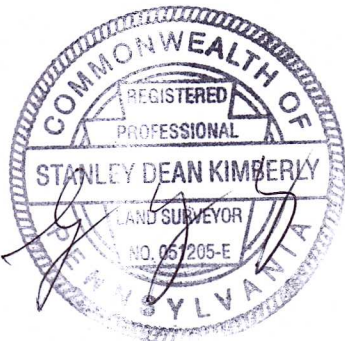
NOTE:

The subdivider must record this subdivision with the recorder  
of deeds office at the Indiana County Courthouse within ninety  
[90] days from the date of the last signatures by the governing  
body processing final approval, as per the Pennsylvania  
Municipalities Planning Code, Act 247 of 1968 as ammended,  
Section 513

INDIANA COUNTY RECORDERS OFFICE

Recorded in the recorder's office for the recording of deeds, plans, etc.  
in said county, in map file number \_\_\_\_\_, given under  
my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Recorder



KIMBERLY SURVEYING  
1873 BEAVER VALLEY RD  
FLINTON PA 16640  
KIMBERLYSURVEYING@YAHOO.COM  
814-687-4278/814-935-9396

N/F  
MARK  
STEBBINS  
2021-322562  
32-013-106.01

LOT CONSOLIDATION  
LOT3 [49.098 Acres]  
+ LOT 2 [4.00 Acres]  
53.098 ACRES

LOT 3

53.098 Acres - 4 Acres = 49.098 Acres

N/F  
ARNOLD LEE  
GETTY ETAL  
2013-241756  
32-004-116

N/F  
CHARLES  
BATTEN ETUX  
DB703 PG 346  
32-004-115

N/F  
MUSSEY F. HOLDINGS LP  
DB1628 PG 304  
32-004-113

NOTES:

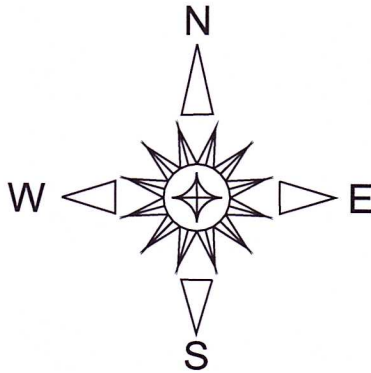
1. All bearings are based on magnetic North
2. This survey is based on found iron pins, stakes  
CPS SURVEYS Survey dated December, 2006
3. Lot 3 is to be conveyed to Herbert & Sarah Greene and  
is to be a side lot addition to there house parcel, 32-004-114.01
4. All corners are iron pins unless otherwise noted
5. Lot 3 is being created as a non building lot to be a side lot addition  
to Parcel 32-004-114.01 which has on lot septic

LINE	BEARING	HORIZ DIST
L1	N83°55'04"W	136.00'
L2	S83°55'04"E	136.00'

INDIANA COUNTY SALDO  
Building Set Backs  
Front-30ft from C/ILRd  
Rear- 10ft  
Sides-10ft

N/F  
JAMES  
EDWARDS ETUX  
DB1240 PG 227  
32-004-118

PRELIMINARY/FINAL  
MINOR SUBDIVISION  
ELVA JANE NULPH PROPERTY  
[32-004-114.00]  
LOT CONSOLIDATION TO  
HERBERT R. GREENE III & SARAH J. DINDIOS PROPERTY  
[32-004-114.001]  
MONTGOMERY TOWNSHIP, INDIANA COUNTY PA  
DATED 02/01/2026

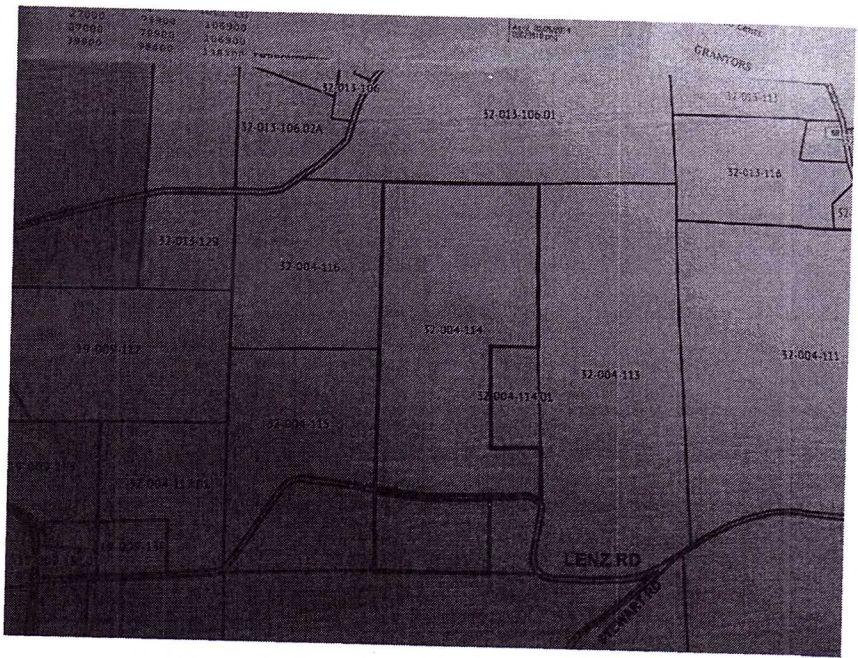


LEGEND	
+	Ground shot
△	Traverse
○	Rebar
⊙	Iron Pipe
⊖	Power Pole
⊕	Well
⊗	3Port Hydrant
○	Sanitary Manhole
●	Set Rebar
⊗	Gas Well
□	Stake

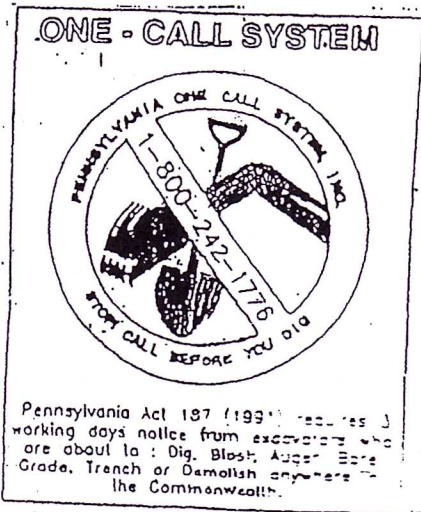
----- Parcel line  
to be removed

----- Building  
set back

----- Woods  
Line



LOCATION MAP



CERTIFICATION OF OWNERSHIP BLOCK

for Elva Jane Nulph

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF INDIANA

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
before me, the subscriber, a notary public of the commonwealth  
of Pennsylvania personally appeared

Elva Jane Nulph

who acknowledge this plan to be the official plan of lots and streets,  
for his/her/their property, located in the Township of Montgomery,  
County of Indiana, Commonwealth of Pennsylvania, and desire that  
this plan be approved and recorded according to law.

This \_\_\_\_\_ day of \_\_\_\_\_, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNERS

CERTIFICATION OF OWNERSHIP BLOCK

for Herbert R. III & Sarah J. Greene

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF INDIANA

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
before me, the subscriber, a notary public of the commonwealth  
of Pennsylvania personally appeared

Herbert R. III & Saarah J. Greene

who acknowledge this plan to be the official plan of lots and streets,  
for his/her/their property, located in the Township of Montgomery,  
County of Indiana, Commonwealth of Pennsylvania, and desire that  
this plan be approved and recorded according to law.

This \_\_\_\_\_ day of \_\_\_\_\_, 2026

NOTARY PUBLIC

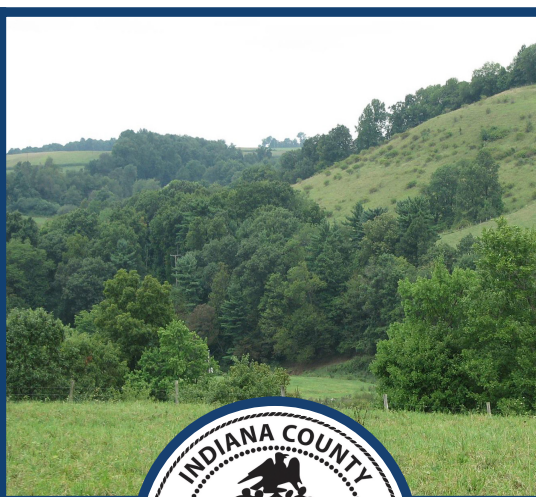
MY COMMISSION EXPIRES

OWNERS



# INDIANA COUNTY

## Planning Commission Public Meeting 2/11/2026



SALDO Adopted April 12, 2023



Ordinance No. 2023-0412

## 4. EXPIRED PLANS FOR REAPPROVAL





**Indiana County  
Subdivision & Land Development Application  
Class V & VI Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	25894
REVIEW FEE	\$50
FEE RECEIVED?	
CHECK NO.	

Project Name 553 Clymer Realty Building Addition		Municipality Cherryhill Township	
Address / Location of Project 9951 Route 403, Clymer, PA 15728			
Property Owner 553 Clymer Realty, LLC		Contact Phone No. 724-254-0553	
Mailing Address 5290 Route 553 Hwy, Clymer, PA 15728		Email Address jamiec@553autobody.com	
Applicant Name Jamie Cooper		Contact Phone No. 724-254-0553	
Mailing Address 5290 Route 553 Hwy, Clymer, PA 15728		Email Address jamiec@553autobody.com	

Class Category	Review Status	Plan Type
Class V – Land Development WITHOUT Building	Preliminary	X New Proposal
	Preliminary of Final	Revision to Prior
X Class VI – Land Development WITH Building	X Final	Phase of Revision
	Revision	

Parcel ID #(s)	13-012-110.01E			
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Plan Information				Additional Information		Yes	No
Sewage	Water Supply	Streets / Roads		Is / Does the parcel...			
Public	Public	Public		Enrolled in Clean & Green?		No	
Community on-site	Community on-site	Private		In an Agricultural Security Area?		No	
X Individual on-lot	X Individual on-lot	New		Have Easements? (Please Provide)		Yes	
Non-Building Waiver	New Water Supply	Highway Occupancy Permit		Have Deed Restrictions? (Please Provide)		No	
New Sewage System Permit				Located in a Floodway or Floodplain?		No	

**Notification to Others**

The following agencies have been notified about the proposed site development

☐ Conservation District Date: N/A
☐ PennDOT Date: N/A

☐ PA DEP Date: N/A
☒ Sewage Enforcement Date: 2024



**Subdivision Fee Schedule Classes V & VI - Effective August 10, 2023**

These are the minimum fees. Applicant shall pay the full cost of any billable expenses from professional consultants (such as mileage, copies, surveying costs, etc.) related to the review and inspection of the applicant's subdivision and/or land development plan and/or stormwater management program. PLEASE MAKE CHECKS PAYABLE TO INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT.

Class V – Land Development WITHOUT a Building	<u>Preliminary</u> Review & Approval \$100.00
	<u>Final</u> Review & Approval \$150.00
Class VI – Land Development WITH a Building	Less than 10,000 SF \$200.00 + \$0.10 per SF
	More than 10,000 SF \$200.00 + \$0.05 per SF

Class V	
PRELIMINARY PLAN REVIEW FEE	\$100.00
FINAL PLAN REVIEW FEE	\$150.00
TOTAL FEE	

Class VI	
BASE REVIEW FEE	\$200.00
TOTAL SF	2,800
X \$ 0.10 =	280.00
TOTAL FEE	480.00

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

	REAPPROVAL FEE	\$50.00
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I/We authorize this Land Development.

I/We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Jamie Cooper

Phone: 724-254-0553

Email: jamiec@553autobody.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

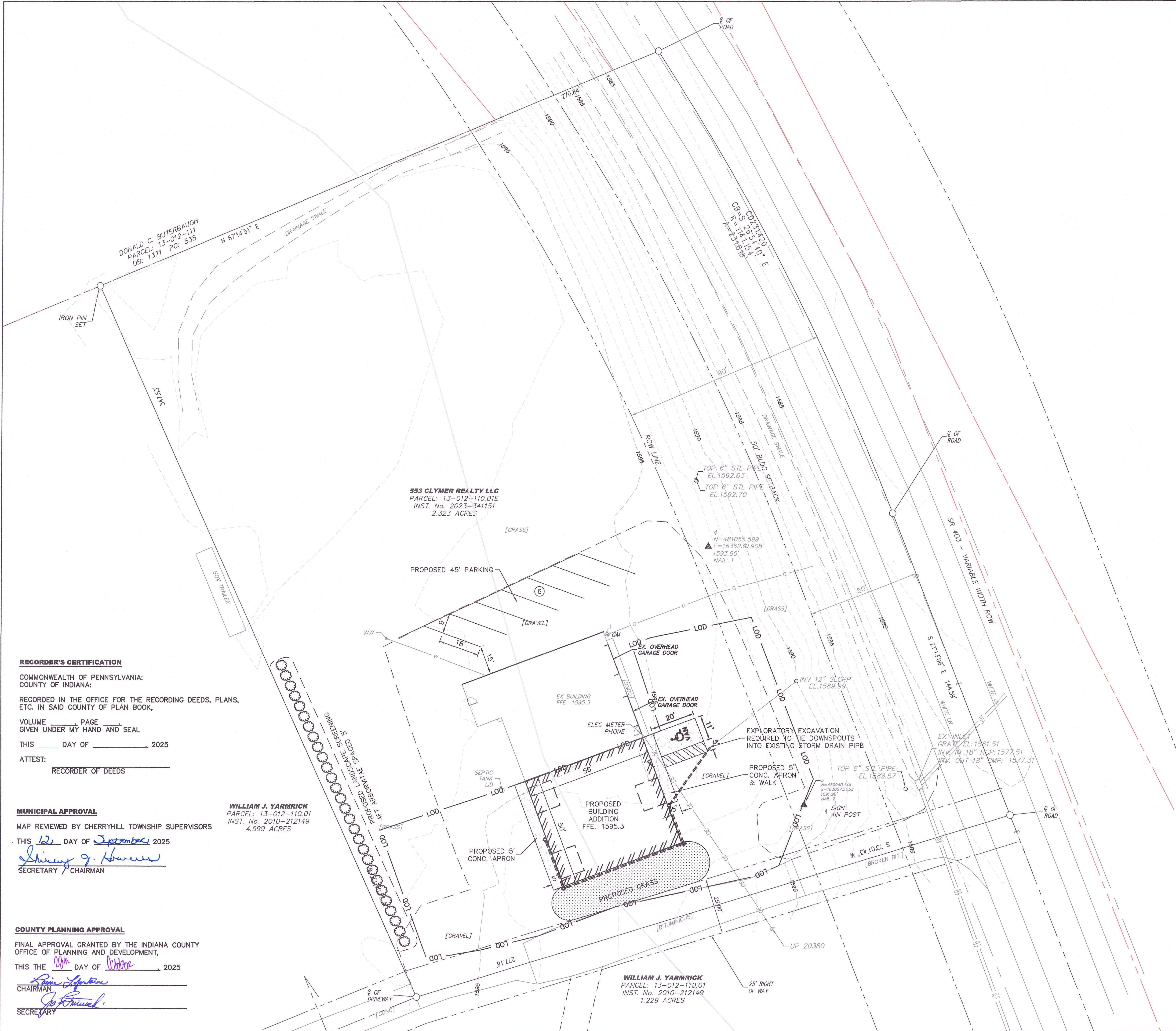
For lot addition subdivisions, the owner(s) of the parent lot and the owner(s) of the recipient lot must sign the application in the space below.

Parcel Landowner Signature: 

If the Applicant is different than the Landowner, the Applicant must sign the application in the space below.

Applicant Signature: \_\_\_\_\_





RECORDER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF INDIANA:  
RECORDED IN THE OFFICE FOR THE RECORDING DEEDS, PLANS,  
ETC. IN SAID COUNTY OF PLAN BOOK,

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

ATTEST:  
RECORDER OF DEEDS

MUNICIPAL APPROVAL

MAP REVIEWED BY CHERRYHILL TOWNSHIP SUPERVISORS

THIS 12<sup>th</sup> DAY OF September, 2025

Shirley G. Hunsler  
SECRETARY / CHAIRMAN

COUNTY PLANNING APPROVAL

FINAL APPROVAL GRANTED BY THE INDIANA COUNTY  
OFFICE OF PLANNING AND DEVELOPMENT,

THIS 12<sup>th</sup> DAY OF September, 2025

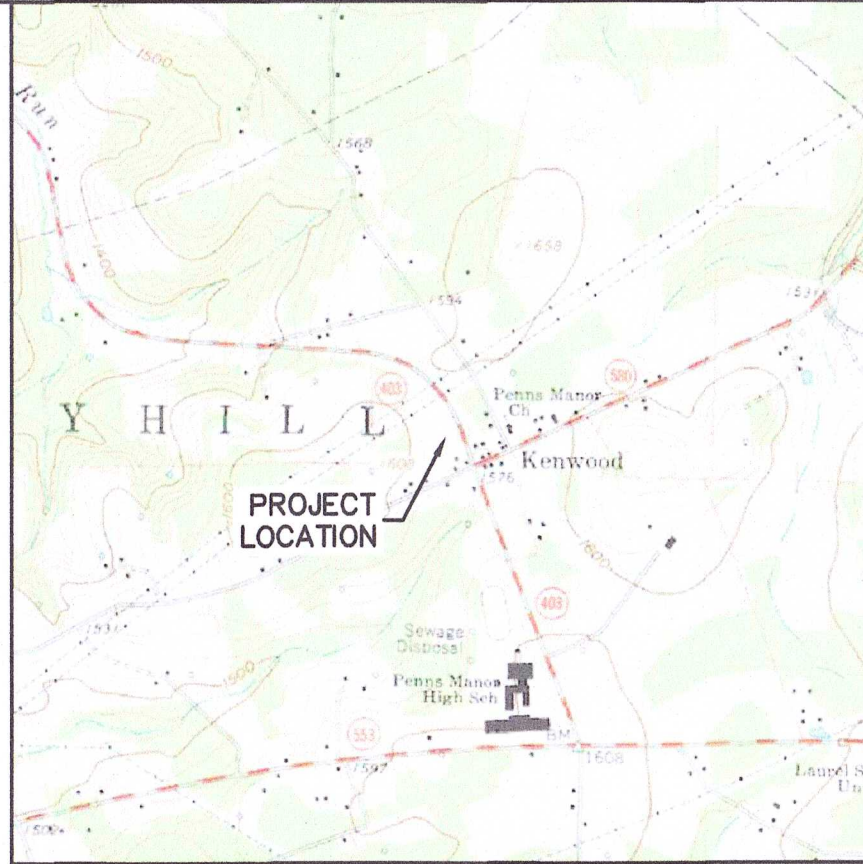
Chairman

Secretary

WILLIAM J. YARMICK  
PARCEL: 13-012-110.01  
INST. No. 2010-212149  
4.599 ACRES

553 CLYMER REALTY LLC  
PARCEL: 13-012-110.01E  
INST. No. 2023-341151  
2.323 ACRES

WILLIAM J. YARMICK  
PARCEL: 13-012-110.01  
INST. No. 2010-212149  
1.229 ACRES

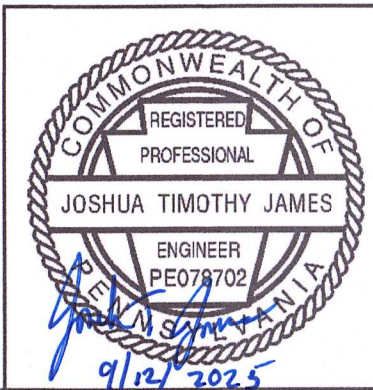


LOCATION MAP  
SCALE: 1" = 2000'  
USGS QUADRANGLE MAP(S)  
COMMODORE, PA

LEGEND

- EXISTING CONTOURS
- EXISTING ROAD
- EXISTING UTILITY LINE
- EXISTING TREELINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING FENCE
- EXISTING GUIDE RAIL
- SOIL BOUNDARY/CODE
- STREAM CHANNEL
- STORM INLET
- EXISTING LAND USE
- WATER VALVE
- WATER SHUTOFF
- UTILITY POLE
- LIGHT POLE
- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE WALK & ADA PARKING
- PROPOSED GRASS
- PROPOSED LANDSCAPE SCREENING

GRAPHIC SCALE  
0 10 20 40  
SCALE: 1" = 20'



PROPOSED SITE & LANDSCAPING PLAN  
PROPOSED BUILDING ADDITION  
553 CLYMER REALTY LLC  
CHERRYHILL TOWNSHIP, INDIANA COUNTY, PENNSYLVANIA

PROJECT NO.: 25136  
DRAWN BY: NWE  
CHECKED BY: JTJ  
SCALE: 1" = 20'  
DATE: 12/11/2024  
PLOT DATE: 08/28/2025  
SHEET NO.: C.02.1

2039 South 6th Street  
Indiana, PA 15701-6012  
Phone: (724) 463-7090  
Facsimile: (724) 463-7092  
www.vjyoungengineers.com

YOUNG & ASSOCIATES  
ENGINEERS • SURVEYORS



## **County Office of Planning & Development- Planning Section Project Updates for the Planning Commission meeting: February 11, 2026**

### **Route 22 Pedestrian and Bicycle Bridge Project**

Bids were open and are on budget. Project awarded to Charles Merlo Construction out of Cambria County and to begin construction in 2025 to be complete in 2026. Construction underway. Girders placed across highway on 9/4-9/5. Construction continues. Should be complete for summer 2026.

### **Indiana County Stormwater Management Plan- Phase 2**

Held a kick off meeting 8/17 with the project team and Consultant- we will meet monthly with them for these meetings. First WPAC meeting, 10/29. We had around 25 attendees and the official list of WPAC members continues to grow beyond that total. Working with consultant and WPAC on next components of the project scope, including prioritizing problem areas and developing potential solutions, as well as the model ordinance and other Plan components. Second WPAC meeting was postponed due to weather and is being rescheduled, currently looking at March 3 or 4 as potential dates.

### **WalkWorks and Decathlon**

More information is available on the Indiana County Walking Decathlon Facebook page, Indiana County Office of Planning & Development's website <http://icopd.org/indiana-county-walkworks-program.html> and social media platforms: Facebook. Specific questions should be directed to Barbara Hauge

Working on a WalkWorks Routes Reinvigoration and Revitalization Campaign- White Township Relaunch was successful, albeit the weather. Next relaunch is Indiana Borough. Borough relaunch was a success. Next is Ernest. Planning for Spring 2026.

ICOPD and the Decathlon partners were awarded the Governor's Award for Local Government Excellence in the category of Health and Wellness Initiatives, on April 16, in Harrisburg.

Barb Hauge and Josh presented on 7/8 to the PA State Health Improvement Plan group about program(s)

We have begun planning for year 10 of the Decathlon. We have an extensive list of great walk ideas that we are working through to reduce to about 12-14 total events. and a celebration will be planned for June to celebrate 10 years.

Great program coming together of at least 13 events throughout Indiana County! Hot Chocolate Walk is February 7, 2026 at 10:00am. Tell your friends!

### **Hot Chocolate Walk Rescheduled to 2/21!**

### **Sustainable Economic Development Task Force**

Summit VII was a great success. YouTube videos and Summit program information etc. is available on the website at [www.sustainableindianacounty.org](http://www.sustainableindianacounty.org)

Summit was very successful. Total Attendance: 121.

Continuing work on the report update. Met to begin discussing Summit IX for October 2026.



## Indiana County Blight Remediation Plan-

We are developing a path forward to accomplish an update to the Housing Plan and a Blight Remediation Plan. We will examine things like Land Banking as part of the Plan. We have met with the Commissioners and are regrouping now that we were unfortunately denied the funding from DCED, but we are looking at other possible funding sources to fully fund the project. We currently have half of the funds needed to complete the plan.

- Expanded inventory to all 14 boroughs, 3 townships and 14 additional Census Designated Places and Villages. 240 properties have been identified. Updated and number has gone down, which is a good thing.

We are working on a Blight Remediation Strategy. Met with Creekside Borough to discuss their local Blight issues/concerns.

Considering adding some smaller communities/villages to the Blighted Property Inventory (BPI).

County has started a dedicated fund for blight remediation. A land bank is being considered also.

Continued discussion with the Commissioners and other County Departments and action items planned by ICOPD staff such as a Blight Strategy document. Meeting planned with other leaders in blight remediation from Westmoreland and Armstrong Counties. Work has begun on more data collection for the BPI as well as developing the blight strategy document. BPI has been updated to include a total of 268 properties. We have been to every municipality in some way.

Met with other County Departments and Commissioners to discuss Blight Strategy document. Working toward an RFP for a Consultant to assist in next steps.

## Creative Spaces Collective

Visit [creativespacescollective.com](http://creativespacescollective.com)

New project page on our [icopd.org](http://icopd.org) website. Story Map is live! Continuing to partner with the Indiana Arts Council. We would support a future grant, but we are not currently considering being the applicant/lead for a future grant.

## Building Permits Mapping Project

Working on mapping all building permits, commercial and residential from 2004-present. Developed GIS database and have begun mapping. Have all permits mapped that came through our office from 2004 to date. Will be working with other municipalities to look to acquire/develop their data. We will be

analyzing the data we have to include in the Annual Report. We are currently working on developing the building permits data for White Township. Nearing completion on White Township permits.



### **Municipal Profiles and Trends**

New project to develop mapping and data profiles for all 38 municipalities in the County as well as the County overall.

Lots of mapping done. We will share a map book at an upcoming meeting.

Lots of Census and American Community Survey (ACS) data being developed. Working to complete the project.

Working on developing a status inventory/needs assessment for remaining data and maps needed to complete the project.

Formatting the current draft document to produce a DRAFT for distribution and review. Document near completion.

### **County Seat to County Seat Bike Ride-**

Partnering with Cambria County and C&I Trail Council and others to put on event. We had 55 riders and we had \$1250.00 in sponsorships for the event. The event was very successful and we will begin planning for next year when we will ride the other direction, from Indiana to Ebensburg. We had riders from age 12-84 and from Holidaysburg to Ohio and a rider from Virginia. September 19, 2026 is the date for the ride next year.

### **Indiana County Parks Inventory Update**

Updating the County Parks GIS layer(s) and completing an update to the Inventory and Conditions assessment from the 2006 Indiana County Open Space, Parks, and Recreation Plan. F

Considering a full update to a Comprehensive Recreation Plan.

We are reviewing Jacob's work and may complete the inventory for presentation. Working with Indiana County Parks and Trails to update some of their mapping and incorporate into a larger project that includes local parks.

Student Planner Maddie Stankus is working with Senior Planner Kegan Stiles to complete the project.

### **Farmland Preservation**

Assisting the Farmland Preservation Board with the ranking of farms for the program.

We have worked with the Farmland Preservation Board to get the application process underway and are facilitating the process through our office. Scott has been the point person for this work. Continuing to assist.

Working through the final elements of the encumbering process. Will need one more year to fully fund the purchase of the property.

Assisting with 7 year and yearly updates to the State Ag Board. Figuring out how this all works in terms of funding and administration of the Program here in Indiana County.



Land Development (Classes V & VI)		
APPLICANT	TOWNSHIP / BOROUGH	PARCEL NUMBER
Homer City Generation, LP	Center	12-017-109, 12-017-121 & 04-004-108
Subdivisions (Classes I - IV)		
APPLICANT	TOWNSHIP / BOROUGH	PARCEL NUMBER
Chistopher & Lisa Stewart	E Mahoning	27-008-104
Sally Ann & Donald Dehaven	Canoe	11-009-109
Brian K. & Karen Short	Rayne	35-014-125 & 35-014-125.01
G&E Family, LP	Marion Center	31-003-337, 31-003-336, 31-003-500
Matthew Campbell	N Mahoning	28-005-100
Robert Boring	Green	20-002-121.01
Elva Jane Nulph	Montgomery	32-001-114 & 32-004-114.001