

## **PLANNING COMMISSION MEETING MINUTES**

The Union Township Planning Commission met in regular session on Wednesday, March 5, 2025. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

Karl Hinkle called the Planning Commission Meeting was called to order at 7:00 p.m.

Present:

Karl Hinkle, Vice Chairman

Dave Matterness, Secretary

Herb Eckert, PC member

Kristin Zimmerman, Administrative Assistant

Steve Sherk, Township Engineer

Four (4) Attendees

Absent: David Yavoich, Chairman

**Public comments – None**

**Approve the Planning Commission Meeting Minutes for February 5, 2025.** The motion was made by Dave Matterness and seconded by Herb Eckert. All Approved.

**OLD BUSINESS –**

1. **Axis Jonestown Storage 1, LLC – Preliminary/Final Land Development Plan – 509 Jonestown Road.** Waiting for Financial Security, payment of rec fee, signed plans, and approval of related agreements (SWM O&M Agreement, Developer's Agreement, and Sidewalk Deferral Agreement). Plan will expire on Wednesday, May 14, 2025.
2. **181 Ridge Road – Final Subdivision Plan** – Not ready for action. Waiting on plan revisions. Plan will expire on August 4, 2025.
3. **Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road.** Not ready for action. Waiting on plan revisions. Plan will expire on Wednesday, May 14, 2025.
4. **Jono Ace Hardware – Preliminary/Final Land Development Plan – 10781 Allentown Blvd.** Plan is ready for action. All requirements have been met, and documents have been received. The motion was made by Karl Hinkle and seconded by Dave Matterness to forward the plan to the Board of Supervisors for final approval. All Approved.
5. **Marlin Champ – Stormwater Management Plan – 19 Huckleberry Road** – The following listed waivers will need action. Plan will expire on Friday, March 28, 2025.
  - **SWMO Section 11.j.1** – Waive the requirement that the minimum of 50% of the volume of the post-developed 2-year storm event is to be completely retained and

infiltrated. The motion was made by Dave Matterness and seconded by Herb Eckert to approve the waiver. All Approved.

- **SWMO Section 11.j.2** – Waive the requirement of the post-developed peak discharge for the 2, 10, and 25-year storm events not exceeding 75% of the peak discharge for the corresponding pre-developed storm events, and the post developed peak discharge for the 100-year storm event, not exceeding the peak discharge for the corresponding pre-developed storm event. The motion was made by Herb Eckert and seconded by Dave Matterness to approve the waiver. All Approved.
  - **SMWO Section 14.b** – Waive the requirement for basin emergency spillway to be located in virgin ground. The motion was made by Herb Eckert and seconded by Dave Matterness to approve the waiver. All Approved.
  - **SMWO Section 14.j** – Waive the requirement for interior slopes of detention basins being restricted to maximum side slopes of 5:1 unless access to the basin is restricted by physical means. The motion was made by Dave Matterness and seconded by Herb Eckert to approve the waiver. All Approved.
  - **SMWO Section 14.k** – Waive the requirement for a cutoff trench of impervious material being provided. The motion was made by Karl Hinkle and seconded by Dave Matterness to approve the waiver. All Approved.
6. **Glenn & Connie Landis – Minor Subdivision Plan – 25 Church Road.** Not ready for action. Waiting on plan revisions. Plan expires on Friday, May 2, 2025.
7. **Daniel Rupp – Preliminary/Final Subdivision Plan – 21 Goldmine Road.** – The following listed waivers will need action. Plan expires on Wednesday, May 7, 2025.
- **Section 4.02.C.3.c.** - to waive showing proposed on-lot well and sewage disposal system locations, as well as soil probe and percolation test locations for sewage disposal systems. There is no land development proposed on this plan. Lot 7 is to remain agricultural use only. The motion was made by Herb Eckert and seconded by Dave Matterness to approve the waiver. All approved.
  - **Section 5.09.A.** - to clearly indicate the areas reserved for on-lot sewage disposal shall not be disturbed. There is no land development proposed on this plan. Lot 7 is to remain agricultural use only. The motion was made by Herb Eckert and seconded by Dave Matterness to approve the waiver. All Approved.
  - **Section 4.02.C.4.** - to waiver illustrating stormwater management facilities for lot 6. There is no land development proposed on this plan. Lot 7 is to remain agricultural use only. The motion was made by Dave Matterness and seconded by Herb Eckert to approve the waiver. All Approved.

- **Section 4.02.E.6.** - an Erosion and Sediment Pollution Control Plan approval letter and a copy of the E&SPC Plan shall be provided. There is no land development proposed on this plan. Lot 7 is to remain agricultural use only. The motion was made by Karl Hinkle and seconded by Dave Matterness to approve the waiver. All Approved.
  - **Section 4.02.E.7 and 5.03.a.** - approval of a highway occupancy permit. SURVEYING SEWAGE PLANNING SEPTIC DESIGN. There is no land development which would require a driveway. The motion was made by Karl Hinkle and seconded by Herb Eckert to approve the waivers. All Approved.
  - **Sections 5.07.** - Stormwater Management Ordinance 5.6 -A stormwater management plan is required for each subdivision. There is no land development. Proposed lot 7 is to remain agricultural use only. The motion was made by Dave Matterness and seconded by Karl Hinkle to approve the waiver. All Approved.
  - **Section 5.11.C.14.d.** - Safe sight distance measurements shall be specified on the plan, a future driveway location in accordance with PennDOT requirements. There is no land development which would require a driveway. The motion was made by Herb Eckert and seconded by Dave Matterness to approve the waiver. All Approved.
  - **Section 5.11.C.17.h.** - a minimum of 1 street tree shall be provided for each residential lot along the existing street. Proposed lot 7 is to remain agricultural use only. The motion was made by Dave Matterness and seconded by Herb Eckert to approve the waiver. All Approved.
- 8. Gary & Lynn Shenk – Minor Subdivision Plan – 2804 PA State Route 72.** There are just a few comments to be addressed. Plan expires on Wednesday, May 7, 2025
- 9. Mohamed Kenz – Stormwater Management Plan – 11 Wolfe Lane –** Not ready for action. Waiting on plan revisions. Plan expires on Wednesday, May 7, 2025.

**NEW BUSINESS – None**

**The meeting was adjourned,** at 7:31 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant