

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, February 4, 2026. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

David Yavoich called the Planning Commission Meeting was called to order at 7:06 p.m.

Present:

David Yavoich, Chairman
Karl Hinkle, Vice Chairman
Dave Matterness, Secretary
Herb Eckert, PC member
Nathaniel Lum, PC member
Kristin Zimmerman, Administrative Assistant
Steve Sherk, Township Engineer
Two (2) Attendees

Public comments – None

Approve the Planning Commission Meeting Minutes for January 7, 2026. The motion was made by Karl Hinkle and seconded by Herb Eckert. All Approved.

OLD BUSINESS –

1. **Axis Jonestown Storage 1, LLC – Preliminary/Final Land Development Plan – 509 Jonestown Road.** – Accept a 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. 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 March 2, 2026.

The motion was made by Karl Hinkle and seconded by Herb Eckert to accept the 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. All Approved.

2. **181 Ridge Road – Minor Subdivision Plan** – accept a 90-day time extension, extending the plan from February 5, 2026, to May 5, 2026. Waiting on plan revisions. Plan will expire on February 5, 2026.

The motion was made by Herb Eckert and seconded by David Yavoich to accept the 90-day time extension, extending the plan from February 5, 2026, to May 5, 2026. All Approved.

3. **BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72** – Waiting on plan revisions. Plan expires May 1, 2026.
4. **Burkentine Builders & Sons – Preliminary Final/Land Development Plan – 11 Wolfe Lane** – accept a 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. Waiting on plan revisions. Plan expires on March 3, 2026

The motion was made by Dave Matterness and seconded by Karl Hinkle to accept the 90-day time extension, extending the plan from Marh 3, 2026, to June 1, 2026. All Approved.

5. **MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72** – Waiting on plan revisions. Plan expires on March 4, 2026.
6. **Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road.** – Accept a 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. Waiting on plan revisions. Plan expires on March 2, 2026.

The motion was made by David Yavoich and seconded by Herb Eckert to accept the 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. All Approved.

NEW BUSINESS –

1. **Review the following Zoning Text Amendments:**
 - a. Short-Term Rental Ordinance
 - b. Non-Commercial Keeping of Livestock & Domestic Fowl
 - c. Fences, Walls and Hedges
 - d. Parking and Storage of Unlicensed Vehicles

No action was taken on the Text Zoning Amendments. It was determined that all issues and amendments are to be addressed with the Board of Supervisors before presented to the Planning Commission. If the BOS determines that action needs to be taken, it will be addressed with the Township Engineer and Solicitor. The Township Engineer will make necessary changes and provide The Planning Commission with a summary of the changes as well as the new Zoning Amendments. The Planning Commission will review and make all recommendations to the Board of Supervisors.

The meeting was adjourned, at 8:02 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant