

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, March 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 7:00 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

Brent McFeaters, Township Manager

Sheri Flowers, Township Zoning Officer

Forty (40) Attendees

Public comments – None

Approve the Planning Commission Meeting Minutes for February 4, 2026. 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 May 31, 2026.
2. **181 Ridge Road – Minor Subdivision Plan** - Waiting on plan revisions. Plan will expire on May 5, 2026.
3. **BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72** – Plan revisions submitted. Still waiting for HOP and need one additional waiver. Plan expires May 1, 2026.
4. **Burkentine Builders & Sons – Preliminary Final/Land Development Plan – 11 Wolfe Lane** – Plans resubmitted. They no longer need the waiver for Wolfe Drive as Wolfe Drive will be used strictly as an emergency exit. Plan expires on June 1, 2026
5. **MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72** – accept a 90-day time extension extending the plan from March 4, 2026, to July 1, 2026, and approve the following 5 waiver requests. Revised Final Land Development Plan resubmitted. Plan expires on March 4, 2026.

The motion was made by Karl Hinkle and seconded by Dave Matterness to accept the 90-day time extension, extending the plan from March 4, 2026, to July 1, 2026. All Approved.

1. **Section 3.04.B** – the Preliminary Plan submission requirement – This waiver is being requested based on the single-phase construction proposed by the plan. All Preliminary and Final Plan requirements will be satisfied prior to plan approval.

The motion was made by Dave Matterness and seconded by Herb Eckert to approve the Preliminary Plan Submission Requirement waiver. All Approved

2. **Section 4.03.C.5** – Requirement of Maximum scale of a plan – The applicant would like to submit the plan at 1"=30' in order to be able to show the whole of the project on a single plan sheet and thereby lessening the amount of pages in the plan set and making the plan easier to read and interpret.

The motion was made by Herb Eckert and seconded by David Yavoich to accept the Requirement of Maximum Scale of a Plan waiver. All Approved.

3. **Section 5.13.B.1 & 5.13.B.4** – Sidewalks – The applicant would like a modification of the section in as much as the applicant still proposes sidewalk however it is only 5' wide instead of the required 10' and it is proposed internal to the site instead of along the right of way of the road.

The motion was made by Karl Hinkle and seconded by Dave Matterness to accept the Sidewalk waiver. All Approved.

The motion was made by David Yavoich and seconded by Karl Hinkle to accept the Sidewalk being 5' wide instead of 10'. All Approved.

4. **Section 5.22** – Environmental Impact Assessment Report – Site is vacant with significant additional resources. A Traffic Impact Study confirms the project will not exceed the permitted vehicle trips per day or peak directional trip thresholds. The project will be served by existing public utilities with sufficient capacity. A Wetland Delineation Study was completed. All proposed site disturbance will occur outside of delineated wetlands and proposed stormwater management facilities will discharge via level spreaders to wetlands. Additionally, no historic resources are associated with the property.

The motion was made by Herb Eckert and seconded by Karl Hinkle to accept the Environmental Impact Assessment waiver.
All Approved.

6. Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road. – Waiting on plan revisions. Plan expires on May 21, 2026.

NEW BUSINESS –

1. Review of the following Zoning Text Amendments:

1. Short-Term Rental Ordinance
2. Non-Commercial Keeping of Livestock & Domestic Fowl
3. Fences, Walls and Hedges
4. Parking and Storage of Unlicensed Vehicles
5. Roadside Stands – Home Goods/ Home Made

Five proposed text amendments were presented. Discussion occurred between the Township Manager, Township Engineer, members of the Planning Commission, and residents in attendance. No action was taken. Resident comments and suggested revisions to each amendment, which were noted for further discussion.

The meeting was adjourned, at 9:06 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant