

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, May 6, 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 7:01 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
Seventeen (17) Attendees

Public comments – None

Approve the Planning Commission Meeting Minutes for April 1 , 2026. The motion was made by Herb Eckert and seconded by Karl Hinkle. 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 May 31, 2026, to August 29, 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 May 31, 2026.

The motion was made by Karl Hinkle and seconded by Herb Eckert to accept the 90-day time extension, extending the plan from May 31, 2026, to August 29, 2026. All Approved.

2. **181 Ridge Road – Minor Subdivision Plan** - Waiting on plan revisions. Plan expires August 14, 2026.
3. **BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72** – Revised Preliminary Final Subdivision/Land Development Plan resubmitted. Plan expires July 30, 2026.
4. **Burkentine Builders & Sons – Preliminary Final/Land Development Plan – 11 Wolfe Lane** – Accept a 90-day time extension, extending the plan from June 1, 2026, to August 30, 2026. Revised Preliminary/Final Land Development Plan received. See Steve's review letter. Plan expires on June 1, 2026

The motion was made by Dave Matterness and seconded by David Yavoich to accept the 90-day time extension, extending the plan from June 1, 2026, to August 30, 2026. All Approved.

5. **MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72** – Revised Final Land Development Plan resubmitted. Plan expires on July 1, 2026
6. **Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road.** – Accept a 90-day time extension, extending the plan from May 31, 2026, to August 29, 2026. Revised Final Land Development Plan received. See Steve’s review letter. Plan expires on May 31, 2026.

The motion was made by Herb Eckert and seconded by David Matterness to accept the 90-day time extension, extending the plan from May 31, 2026, to August 29, 2026. All Approved.

1. Review of the following Zoning Text Amendments:

1. Short-Term Rental Ordinance

The motion was made by Dave Matterness and seconded by Karl Hinkle to adopt the Short-Term Rental Ordinance. Three, yes and two oppose.

The motion was made by Dave Matterness and seconded by Karl Hinkle to pass the Short-Term Rental Ordinance to the Board of Supervisors, as is. All Approved.

2. Non-Commercial Keeping of Livestock & Domestic Fowl

The motion was made by David Yavoich and seconded by Herb Eckert to pass the Non-Commercial Keeping of Livestock & Domestic Fowl text amendment to the Board of Supervisors, as is. Four, yes and one oppose.

3. Fences, Walls and Hedges

The motion was made by David Yavoich and seconded by Dave Matterness to change the fence height from 6 to 8 feet for gardens and trees. All Approved.

The motion was made by David Yavoich and seconded by Herb Eckert to allow agriculture and open space to be exempt from requiring fencing permits. All Approved.

The motion was made to move the Fences, Walls and Hedges text amendment to the Board of Supervisors, as is with the two additions. All Approved.

4. Parking and Storage of Unlicensed Vehicles

The motion was made by Dave Yavoich and seconded by Karl Hinkle to move the Parking and Storage of Unlicensed Vehicles text amendment to the Board of Supervisors, as is. All Approved.

5. Roadside Stands – Home Goods/ Home Made

The motion was made by Dave Matterness and seconded by Karl Hinkle to move the Roadside Stands- Home Goods/Home Made text amendment to the Board of Supervisors. Four yes, and one oppose.

NEW BUSINESS – None

The meeting was adjourned, at 8:44 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant