

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, June 3, 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
Nathaniel Lum, PC member
Kristin Zimmerman, Administrative Assistant
Steve Sherk, Township Engineer
Brent McFeaters, Township Manager
Four (4) Attendees

Absent: Herb Eckert, PC member

Public comments – None

Approve the Planning Commission Meeting Minutes for May 6, 2026. The motion was made by Dave Matterness and seconded by Karl Hinkle. 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 August 29, 2026.
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 three waiver requests. Preliminary Final/Land Development Plan resubmitted. Plan expires on August 30, 2026.
 - **SALDO Section §4.03.C.2.a** - A waiver from the requirements of §4.03.C.2.a, which requires that bearings and dimensions for all easements be calculated and plotted.
The motion was made by Karl Hinkle and seconded by Dave Matterness to

approve the waiver request for SALDO Section §4.03.C.2.a. All Approved.

- **SALDO Section §5.02.G** - A waiver from the requirements of §5.02.G, which requires that adequate easements or rights-of-way be required for drainage and utilities at a minimum of 20 feet in width and, wherever possible, shall be centered with ten (10) feet on each side of side or rear lot lines.

The motion was made by Dave Matterness and seconded by David Yavoich to approve the waiver request for SALDO Section §5.02.G. All Approved.

- **SALDO Section §5.11.C.8** - A waiver from the requirements of §5.11.C.8, which requires that intersections of new roads, streets, driveways and access drives shall be constructed of reinforced concrete cement, in accordance with PennDOT design standards, for a distance of at least 75-feet in each direction along and for the full cartway width of the existing or proposed Township road from the intersection.

The motion was made by Karl Hinkle and seconded by Nathaniel Lum to approve the waiver request for SALDO Section §5.11.C.8. 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.** – Waiting on plan revisions. Plan expires on August 29, 2026

NEW BUSINESS – None

The meeting was adjourned, at 7:27 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant