

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, July 1, 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 7:02 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
Five (5) Attendees

Public comments – Tammy Boltz asked for some clarification on the Burkentine Warehouse.

Approve the Planning Commission Meeting Minutes for June 3, 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** – Accept a 90-day time extension, extending the plan from July 30, 2026, to October 28, 2026. Waiting on plan revisions. Plan expires July 30, 2026.

The motion was made by David Yavoich and seconded by Herb Eckert to accept the 90-day time extension, extending the plan from July 30, 2026, to October 28, 2026. All Approved

4. **Burkentine Builders & Sons – Preliminary Final/Land Development Plan – 11 Wolfe Lane** – Accept three waiver requests. Preliminary Final/Land Development Plan. Applicant seeking conditional approval. Plan expires on August 30, 2026.

The motion was made by Dave Matterness and seconded by Nathaniel Lum to conditionally approve the plan and forward it to the Board of Supervisors for final approval, contingent upon the Board's approval of the Sewer Agreement and acceptance of a Bond in lieu of a Letter of Credit. Motion carried, 4-1.

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 July 1, 2026, to October 1, 2026. Revised Final Land Development Plan resubmitted. Plan expires on July 1, 2026.

The motion was made by Herb Eckert and seconded by Karl Hinkle to accept the 90-day time extension, extending the plan from July 1, 2026, to October 1, 2026. All Approved

6. **Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road.** – Waiting on plan revisions. Plan expires on August 29, 2026

NEW BUSINESS –

1. **Jonestown Group, LLC - 55+ Development – Preliminary Subdivision and Land Development Plan. 142 Awol Road** – Accept a 90-day time extension, extending the plan from July 13, 2026, to October 18, 2026. Waiting on plan revisions. Plan expires July 13, 2026.

The motion was made by David Yavoich and seconded by Karl Hinkle to accept the 90-day time extension, extending the plan from July 13, 2026, to October 18, 2026. All Approved

The meeting was adjourned, at 7:42 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant