PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, October 7, 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 Yeagley, Administrative Assistant
Steve Sherk, Township Engineer
Twelve (12) Attendees

Public comments – None

Approve the Planning Commission Meeting Minutes for August 5, 2026. The motion was made by Dave Matterness and seconded by Nathaniel Lum. 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 November 27, 2026.

2. **181 Ridge Road – Minor Subdivision Plan** – Waiting on plan revisions. Plan expires February 10, 2027.

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 October 28, 2026, to January 26, 2027. Waiting on plan revisions. Plan expires October 28, 2026.

   The motion was made by Karl Hinkle and seconded by Herb Eckert to accept a 90-day time extension, extending the plan from October 28, 2026, to January 26, 2027. All Approved.

   It was noted by Steve Sherk that the engineer will be utilizing Old Forge Road as the driveway entrance/exit.

4. **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 December 31, 2026

5. **Lebanon Newswanger Solar Farm – Final Land Development Plan – 107 Awol Road. –** seeking plan approval, Outstanding items – financial security, signed agreements and rec. fee. Seeking plan approval. Plan expires on November 27, 2026

   The motion was made to approve the plan as all outstanding items have been received. The motion was made by Dave Matterness and seconded by Karl Hinkle. All Approved.

6. **Jonestown Group, LLC - 55+ Development** – **Preliminary Subdivision and Land Development Plan. 142 Awol Road** – Accept a 90-day time extension, extending the plan from October 18, 2026, to January 16, 2027. Waiting on plan revisions. Plan expires October 18, 2026.

   The motion was made by Herb Eckert and seconded by David Yaovich to accept the 90-day time extension, extending the plan from October 18, 2026, to January 16, 2027. All Approved.

7. **AutoZone – Preliminary/Final Land Development Plan. 453 Jonestown Road**. – Will be here to review corrections. Waiting on plan revisions. Plan expires on November 4, 2026.

   Carmen DiDiano from MDM Surveyors and Engineers, will be talking to the Township Solicitor, seeking guidance in moving forward with how to add the buyers/sellers to the plan as our Board does not conditionally approve plans. He will also have a representative here at the next meeting to seek approval of 6 Waivers as well as give the Township a time extension.

8. **Douglas Swonger, Minor Subdivision - Sketch Plan - 100 White Tail Lane –** Accept a 91-day time extension, extending the plan from October 7, 2026, to January 6, 2027. Waiting on plan revisions. Plan expires on November 3, 2026.

   Does not need time extension as is a Sketch Plan.

9. **John Zimmerman, Lot Addition - Minor Subdivision - 6 Colonial** Drive – Accept a 91-day time extension, extending the plan from October 7, 2026, to January 6, 2027. Waiting on plan revisions. Plan expires on November 3, 2026.

   The motion was made by Herb Eckert and seconded by Karl Hinkle to accept a 91-day time extension, extending the plan from October 7, 2026, to January 6, 2027. All Approved.

10. **Burnell Martin, Ag Operation - Major Land Development - 86 Maple Lane** – Accept a 90-day time extension, extending the plan from November 3, 2026, to February 1, 2027. Plans received. Plan expires on November 3, 2026.

    The motion was made by Dave Matterness and seconded by Nathaniel Lum to accept a 91-day time extension, extending the plan from November 3, 2026, to February 1, 2027. All Approved.

NEW BUSINESS:

1. **Stephen Lum, Final Lot Addition Plan for Christian S. Kreamer, Stephen P. Lum & T/A/D/B/A S&S Enterprises & Stephen P. & Vickie L. Lum. – 530 – Jonestown Road – 3 Waiver Requests.** Plans received. Plan expires January 6, 2027.

    Waiver Requests

    1. Section 403.1.A & 405.C.1- Plan Scales

       Modification requested: Permit the existing 1" = 80' and 1" = 300' scales where retained.

    2. Section 403.3 & 405.C.3 Separate Existing Conditions Plan

       Modification request: Allow the existing conditions and proposed lot addition to remain combined on Sheet 2 rather than preparing a separate Existing Conditions Plan.

    3. Section 403.3.B & 405.C.3 – Existing Features within 200 feet of the tract.

       Modification request: Allow the plan to omit those off-site existing features within 200 feet that have no bearing on the proposed lot addition, while continuing to show the existing roads, adjoining properties, zoning boundaries, buildings, watercourse, easements, utilities, and other features relevant to the transaction.

       Per Steve Sherk, waiver requests will be addressed after the review letter has been issued.

OTHER COMMENTS:

1. Lisa Cramer was asking about the warehouses at 11 Wolfe Lane and the one at 2855, 2861, 2867 State Route 72. She was wondering why the driveway was approved for the 11 Wolfe Lane but not the State Route 72 warehouse. It was explained that PennDOT approved the 11 Wolfe Lane warehouse driveway. There was a zoning hearing for State Route 72 and that did not get approved. The State Route 72 warehouse also has the option to use Old Forge Road for the driveway, which 11 Wolfe Lane does not have another option.

2. Waivers were also discussed. Why they are given and the benefit of them.

The meeting was adjourned, at 7:49 p.m.

Recording Secretary,

Kristin Yeagley, Administrative Assistant