PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, August 5, 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
Kristin Yeagley, Administrative Assistant
Steve Sherk, Township Engineer
Eleven (11) Attendees

Absent: Nathaniel Lum, PC member

Public comments – None

Approve the Planning Commission Meeting Minutes for July 1, 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**. – Accept a 90-day time extension, extending the plan from August 29, 2026, to Friday, November 27, 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 expires August 29, 2026.

   The motion was made by Karl Hinkle and seconded by Herb Eckert to accept the 90-day time extension, extending the plan from August 29, 2026, to November 27, 2026. All Approved.

2. **181 Ridge Road – Minor Subdivision Plan** - Accept a 180-day time extension, extending the plan from August 14, 2026, to February 10, 2027. Waiting on plan revisions. Plan expires August 14, 2026.

   The motion was made by Herb Eckert and seconded by David Yavoich to accept the 180-day time extension, extending the plan from August 14, 2026, to February 10, 2027. All Approved.

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 October 28, 2026.

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 October 1, 2026.

5. **Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road. –** Accept a 90-day time extension, extending the plan from August 29, 2026, to Friday, November 27, 2026. Outstanding items – financial security, signed agreements and rec. fee. Plan expires on August 29, 2026.

   The motion was made by Karl Hinkle and seconded by Dave Matterness to accept the 90-day time extension, extending the plan from August 29, 2026, to November 27, 2026. All approved.

6. **Jonestown Group, LLC - 55+ Development** – **Preliminary Subdivision and Land Development Plan. 142 Awol Road** – Waiting on plan revisions. Plan expires October 18, 2026.

NEW BUSINESS –

1. **Douglas Swonger, Minor Subdivision - Sketch Plan - 100 White Tail Lane –** Waiting on plan revisions. Plan expires on November 3, 2026. Discussed the hurdles that will need to be addressed with access to the parcel. The engineer will compile a list of things that they need and readdress the Board.

2. **John Zimmerman, Lot Addition - Minor Subdivision - 6 Colonial Drive –** Waiting on plan revisions. Plan expires on November 3, 2026. It was discussed that Residue A cannot be a separate lot and would need to be included with Lot Addition B. The engineer is waiting to hear if that is acceptable to Mr. John Zimmerman.

3. **Burnell Martin, Ag Operation - Major Land Development - 86 Maple Lane** – Plans received. Plan expires on November 3, 2026.

The meeting was adjourned, at 8:09 p.m.

Recording Secretary,

Kristin Yeagley, Administrative Assistant