

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
June 5, 2019
Union Township Building
Lickdale, PA

Karl Hinkle, Vice Chairman called the meeting to order at 7:00 p.m.

Attendance

David Yavoich, Chairman (absent)
Karl Hinkle, Vice Chairman
Dave Matterness, Secretary
Frank Via, Commission Member (absent)
Glenn Rudy, Commission Member
Herb Eckert (Alternate Commission Member)
Liz Krause, Zoning Officer/Recording Secretary
Steve Sherk, Township Engineer
Three Supervisors-Dennis Firestone, Kerry McCrary, Gary Longenecker
Eric Newswanger

Approve the Minutes

Dave Matterness made a motion seconded by Glenn Rudy to approve the minutes from the May 2019 Planning Commission meeting. All approved.

Public Comments - None

Old Business

Eric Newswanger Poultry Operation Preliminary/Final Land Development Plan

Steve Sherk informed the Planning Commission that the Stormwater Plan for the Eric Newswanger Poultry Operation complies with the Ordinance and DEP has accepted the existing riparian forest buffer as structural Best Management Practices (BMP) and has asked them to provide a conservation easement of a minimum of 150' from the small intermittent streams & tributaries and augment the buffer in the one area by planting some more trees and other vegetation. The revised plans show widening of the driveway at the turn and improvements along the driveway with some additional gravel.

Mr. Sherk added that the fire company reviewed the plan and noted that there is no suitable water source in the area, and they would have to bring in a tanker truck if there would ever be a fire. He also said that the fire company observed that there is no means of access between the buildings but because of the separation distance between the buildings, if one building would be on fire, the fire wouldn't jump to the other building.

Herb Eckert asked how wide the access is at Awol Road and Steve Sherk they will be paving it between the ROW line and the road which will help with the wear and tear on the road

and noted the turning templates show that the wheel path of the trucks will not be crossing the center lane with any of the turning movements.

Glenn Rudy said he is concerned about the access drive only being 10-feet wide, because if there is ever a fire, how will the trucks be able to get past each other. The Planning Commission members suggested showing two-pull off areas in the driveway so vehicles can pass each other, and Steve Sherk commented that the pull-off areas could be a condition for plan approval.

Steve Sherk said the developer has requested seven waivers that were discussed at the May meeting. Dave Matterness made a motion seconded by Glenn Rudy to recommend the Board approve the seven waivers as listed in Steve Sherk's June 4, 2019 comment letter:

1. Section 3.04 of the SALDO to have the plan processed as a combined Preliminary Final Plan
2. Section 4.03.C.5 of the SALDO regarding plan scale
3. Section 5.11.C.10 of the SALDO regarding street improvements
4. Section 5.13 of the SALDO regarding curbs and sidewalks
5. Section 13.e of the Stormwater Mgt. Ordinance which requires stormwater conveyance pipes to have a minimum 15" diameter
6. Section 13.g of the Stormwater Mgt. Ordinance which requires all stormwater facilities and appurtenances be in accordance with PennDOT Form 408 & PennDOT's Standards of Roadway Construction
7. Section 14.j of the Stormwater Mgt. Ordinance which requires a maximum of 5:1 interior side slopes of stormwater basin

Herb Eckert abstained from voting. Motion carried.

Steve said he didn't review the estimate for the letter of credit yet, because he is waiting for the NPDES Permit to be approved and they still need to provide the required agreements, but everything else was addressed at the May meeting. Glenn Rudy made a motion seconded by Dave Matterness to recommend the Board approve the Plan contingent upon the remaining comments in Steve Sherk's June 4th letter being satisfied and the inclusion of two truck bypass areas being provided along the driveway from Awol Road to the poultry operation for fire-fighting vehicles or trucks serving the poultry operation to pass when traveling in opposite directions. All approved

Dave Matterness made a motion seconded by Glenn Rudy to recommend the Board accept the 90-day extension to the Eric Newswanger Poultry Operation Preliminary/Final Land Development Plan. All approved.

ADJOURNMENT

Karl Hinkle adjourned the meeting at 8:15p.m.

Respectfully submitted,

Liz Krause
Recording Secretary

