

**MINUTES**  
**UNION TOWNSHIP PLANNING COMMISSION**  
**April 7, 2021**  
**Union Township Building**  
**Lickdale, PA**

David Yavoich, Chairman called the meeting to order at 7:00 p.m.

**Attendance**

David Yavoich, Chairman  
Karl Hinkle, Vice Chairman  
Dave Matterness, Secretary  
Frank Via, Commission Member (absent)  
Glenn Rudy, Commission Member  
Herb Eckert, Alternate Member  
Liz Krause, Zoning Officer/Recording Secretary  
Steve Sherk, Township Engineer  
Two Supervisors – Dennis Firestone, Gary Longenecker  
Jason Propst, Resident

**Approve the Minutes**

Dave Matterness made a motion seconded by Glenn Rudy to approve the minutes from the March 3, 2021 Planning Commission meeting. All approved.

Public Comments – None

**Old Business**

**Home 2 Suites Subdivision & Land Development Plan**

Since no new information was received, the plan was tabled until the May meeting

**Miller Bed & Breakfast Subdivision & Land Development Plan**

Since no new information was received the plan was tabled until the May meeting.

**Eric Newswanger Poultry Operation Revised Land Development Plan**

Since no new information was received, the plan was tabled until the May meeting.

**New Business**

**Draft Ordinance Eliminating 500' Minimum Distance from Intensive Animal Husbandry Use Structures in Agricultural District**

Steve Sherk explained to the Planning Commission that a few years ago, based on State Law, the Township changed a section of the Intensive Animal Husbandry requirements in the Zoning Ordinance, but Section 5.E.1 should have also been deleted with the Ord. No. 177 amendment to remove the 500' setback requirement for new lot lines from existing

structures used for intensified farming operations, and this Ordinance will remove that requirement. After a brief discussion, Dave Matterness made a motion seconded by David Yavoich to recommend the Board adopt the Ordinance to eliminate the requirement that new subdivisions in the Agricultural District have lot lines which are a minimum of 500 feet from any Intensive Animal Husbandry Use. All approved.

**Jason & Bonita Propst Sketch Plan of Conceptual Subdivision Plan**

Jason Propst of 288 Ft. Swatara Road explained to the Planning Commission that as discussed at a previous meeting, his neighbor would like to purchase his 33-acre farm, but due to financing, he would like to purchase the property in sections which will require a subdivision plan and each parcel would have to be at least 10 acres to keep it in “Clean & Green. Jason added that several years ago, the lot near the front of the property where he contemplated eventually building a new home was created in a prior subdivision plan, but Steve Sherk said that because the plan that created that lot was done more than five years ago, and the lot was never deeded, the lot no longer exists.

A lengthy discussion was held regarding the minimum lot width requirements for non-residential uses (150 feet) and residential uses (125 feet) in the Agricultural District. Since two of the lots being created on Mr. Propst’s conceptual plan do not meet the minimum lot width requirements, Steve Sherk, Township Engineer recommended Mr. Propst apply for variances for the lot width requirements for proposed Lot 1 & 3, or eliminate Lot 1 and make Lot 3 the 150-foot minimum.

**Adjournment**

David Yavoich adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Liz Krause  
Recording Secretary