

**MINUTES**  
**UNION TOWNSHIP PLANNING COMMISSION**  
**November 3, 2021**  
**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

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

Russel Frantz, Matthew & Hockley

Two future residents & their real estate agent for Miller Family Irrevocable Trust, Darryl Miller  
Subdivision Plan

**Approve the Minutes**

Herb Eckert made a motion seconded by Glenn Rudy to approve the minutes from the October 6, 2021, Planning Commission meeting. All approved.

Public Comments – None

**Old Business**

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

Steve Sherk informed the Planning Commission that he was contacted by the Developer who is looking for an engineer to finish up the plan, but since no new information was received, the plan was tabled for the December meeting.

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

Karl Hinkle made a motion seconded by Dave Matterness to recommend the Board accept the 90-day extension for the Miller Bed & Breakfast Subdivision & Land Development Plan as granted in Chrisland Engineering's letter dated November 1, 2021. All approved. Since no new information was received, the plan was tabled until the December meeting.

**Miller Family Irrevocable Trust, Darryl Miller Subdivision Plan**

Russell Frantz, PLS of Matthew & Hockley provided the Planning Commission with the details of this subdivision plan explaining that the 52-acre property located at 21 Huckleberry

Road currently has two residences, and this plan proposes to subdivide the property creating a 3.43-acre lot containing one of the existing single-family dwellings. Steve Sherk, Township Engineer added that the newly created lot is not a flag lot and does meet the Township's lot width requirements and will have dual access but since they will be using the existing driveway, a shared access agreement is required. Steve added that the agreement has been submitted to Atty. Bametzreider and he had a few comments about the agreement, but Steve said he anticipates the changes will be made prior to next week's Board of Supervisors meeting so he recommends approval pending Atty. Bametzreider being satisfied with the access agreement. After a brief discussion, Dave Matterness made a motion seconded by Herb Eckert to recommend the Board approve the Miller Family Irrevocable Trust, Darryl Miller Subdivision Plan contingent upon Atty. Bametzreider's satisfaction with the access agreement. All approved.

### **Off Road Realty Preliminary/Final Land Development Plan**

Steve Sherk said the revised plan for the Off Road Realty Preliminary/Final Land Development Plan notes that the pins along the northern property boundary as "Iron Pin to be Set" (IPS) but according to the surveyor of record, Matthew & Hockley Associates, the iron pins were previously set along the northern property boundary, including the two pins located closest to the proposed building addition. Steve also pointed out that the plan does not show the use of the proposed addition and the plan states that the sewage flows will not be increased, but Deb Sidle said she was told that they will be using the new addition as a wash bay. Karl Hinkle asked about the discussion at the October meeting regarding the wash water going into the creek and Liz Krause said DEP is looking into the matter. Steve said he received a copy of the deed which shows the access easement, but the deed doesn't show the dimensions of the easement. After a brief discussion Karl Hinkle made a motion seconded by Herb Eckert to recommend the Board accept the 90-day time extension as granted in Chrisland Engineering's letter dated November 1, 2021. All approved.

### **Tillett, Inc. Preliminary/Final Land Development Plan**

Steve explained that he reviewed the revised plan that was provided but nothing new has been submitted other than a letter from Chrisland Engineer granting a 90-day time extension. Dave Matterness made a motion seconded by Frank Via and Glenn Rudy simultaneously to recommend the Board accept the 90-day extension for the Tillett, Inc. Preliminary/Final Land Development Plan. All approved.

### **Adjournment**

Karl Hinkle adjourned the meeting at 7:16p.m.

Respectfully submitted,

Liz Krause  
Recording Secretary

