

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
January 5, 2022
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 (absent)
Dave Matterness, Secretary
Frank Via, Commission Member (absent)
Glenn Rudy, Commission Member
Herb Eckert (Alternate Commission Member)
Liz Krause, Zoning Officer/Recording Secretary
Chad Smith of Steckbeck Engineering for Steve Sherk, Township Engineer
Three Supervisors, Dennis Firestone, Kerry McCrary, Gary Longenecker
Bob Gerhart, Matthew & Hockley

Organize

David Yavoich appointed Liz Krause as temporary Chairman in order to organize.
Krause opened the floor for nominations for Chairman:

Herb Eckert made a recommendation to keep the Planning Commission officers for 2022 the same as in 2021. Following a discussion regarding Mr. Eckert's recommendation, Glenn Rudy made a motion seconded by Dave Matterness to keep the Planning Commission officers in 2022 the same as they were in in 2021: Chairman – David Yavoich, Vice Chairman – Karl Hinkle, and Secretary – Dave Matterness. All approved. Motion carried.

Approve the Minutes

Dave Matterness made a motion seconded by Glenn Rudy to approve the minutes from the December 1, 2021, Planning Commission meeting. All approved.

Public Comments – None

Old Business

Home 2 Suites Subdivision & Land Development Plan

No new information was received, the plan was tabled for the February 2022 meeting.

Miller Bed & Breakfast Subdivision & Land Development Plan

No new information was received, and the plan was tabled until the February 2022 meeting.

Jason & Bonita Propst Land Subdivision Plan

Bob Gerhart of Matthew & Hockley provided a brief summary of the plan and Chad Smith, of Steckbeck Engineer recommended approval of the Non-Building Declaration Waiver for Sewage Planning. Herb Eckert made a motion seconded by Dave Matterness to recommend the Board approve the Non-Building Declaration Waiver for the Jason & Bonita Propst Land Subdivision Plan. All approved.

Since Chad said everything is in place to move the plan forward to the Board of Supervisors, Dave Matterness made a motion seconded by Herb Eckert to recommend the Board approve the Jason & Bonita Propst Land Subdivision Plan. All approved.

New Business

John Lehman Minor Subdivision & Land Development Plan

Chad Smith explained that this plan proposes the subdivision of two lots from the 118.12-acre parent tract along the east and west sides of State Route 72. Proposed Lot 1 is on the east side of SR 72 and includes a proposed single-family dwelling as well as an existing driveway, two poultry buildings and a stormwater basin. Proposed Lot 2 includes all the lands located on the west side of State Route 72 and no development is proposed at this time and no development is proposed on the residual lot which is located to the south of proposed Lot 1. Since no action was taken, the plan was tabled until the February meeting.

Rousch Minor Subdivision Plan.

Bob Gerhart of Matthew & Hockley explained that this is a simple subdivision plan that will convey 5.4 acres, (Lot Addition A), from the Rousch property, to the adjoining Beattie property on Ridge Road. Both the parent tract and the receiving tract have existing family dwellings, and no development is proposed as part of the plan. No action was taken, and the plan was tabled until the February meeting.

Proposal for Zoning Ordinance Amendment

Bob Gerhart of Matthew & Hockley explained that his associate, Russel Frantz sent a letter requesting a text amendment for the zoning definition of lot width (Section 2.B) and Minimum Lot Requirements (Section 1-12.F.) because of the difficulty in attaining suitable lot configurations due to the restrictions that are imposed by the definition of lot width and the minimum lot width requirements.

Chad Smith, said that Steve Sherk provided a “Municipal Comparison of the ‘Lot Width’ Definitions” which showed that Union Township requires that the minimum lot width must be maintained for the entire depth of the lot which in turn then prohibits flag lots and pie shaped lots where the lot width is less than the minimum required lot width at any point along the depth of the lot which is more restrictive than the other municipalities.

Dennis Firestone pointed out that he doesn't feel it's fair to accommodate someone specifically when in the past developers who could not meet the requirements had to obtain a variance. A discussion was held about the proposed text amendment and the Planning

Commission members agreed that there is no need for this text amendment, and nothing should be changed at this time.

Adjournment

David Yavoich adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Liz Krause
Recording Secretary