

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
April 5, 2023
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 (absent)
Frank Via, Commission Member (absent)
Herb Eckert Commission Member
Liz Krause, Zoning Officer/Recording Secretary
Two Supervisors, Dennis Firestone and Gary Longenecker

The Planning Commission learned of the sudden passing of Commission Member Frank Via and David Yavoich had a moment of silence for Mr. Via. Dennis Firestone said Military Services will be held on Monday April 24th with the procession line up from 2:15-2:30 at Kreamer & Lum Funeral Home and a graveside service with military honors will be held at 3:00 p.m.

Approve the Minutes

Herb Eckert made a motion seconded by Karl Hinkle to approve the minutes from the March 1, 2023, Planning Commission meeting. All approved.

Public Comments – None

Old Business

Home 2 Suites Subdivision & Land Development Plan

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

Miller Bed & Breakfast Subdivision & Land Development Plan

James Skipper of Chrisland Engineering submitted the signed agreements and a revised plan with signatures and asked the Planning Commission to recommend approval of the requested waivers and conditional approval of the plan. Since the Highway Occupancy Permit is still outstanding as well as the Recreation Fee the Planning Commission tabled any action on the Miller Bed & Breakfast Preliminary Final Land Development Plan until the May meeting.

19 Silvertown Road Minor Subdivision Plan

Steve Sherk reminded the Planning Commission members that the Sewage Planning Facilities Module has already been approved and explained that the developer has requested six waivers in their letter dated February 7, 2023 but said the Township may want to consider requiring an additional 4-6' shoulder widening since the existing paved cartway is only 19 feet wide. Steve added that if this waiver is granted, no changes would be required on the plan, but if

the waiver is denied, the plan would have to change. David Yavoich asked for a motion to recommend the Board approve the waiver to Section 5.11.B regarding standards for new streets, but no motion was made. For lack of a motion, the Planning Commission indicated that they would not recommend the waiver to Section 5.11.B regarding the standards for new streets since the existing cartway is only 19 feet wide and the Plan was tabled until the May meeting.

Collins Self Storage Preliminary Land Development Plan

Steve Sherk explained that the developer has resubmitted the plan as a preliminary plan. James Skipper asked the Planning Commission to recommend the Board approve the waivers as requested. After a discussion about whether or not sidewalks should be required at that location, David Yavoich made a motion seconded by Herb Eckert recommends the Board approve the waiver to Section 5.13.B. regarding sidewalks. Herb Eckert made a motion seconded by Karl Hinkle to recommend the Board approve the waiver to Section 5.22 which requires an Environmental Impact Assessment Report. All approved. No other action was taken, and the plan was tabled until the May meeting.

Adjournment

David Yavoich adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Liz Krause
Recording Secretary