

**MINUTES**  
**UNION TOWNSHIP PLANNING COMMISSION**  
**May 3, 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

Herb Eckert Commission Member (Absent)

Liz Krause, Zoning Officer/Recording Secretary

Three Supervisors, Dennis Firestone, Gary Longenecker, Kerry McCrary

Steve Sherk, Township Engineer

**Approve the Minutes**

David Yavoich asked for a motion to approve the minutes from the April 5<sup>th</sup> meeting, and Dave Matterness said he would make a motion to approve the minutes with a change to show that he was absent from the April meeting. David Yavoich said that “For lack of a motion” should be also be added under the 19 Silvertown Road Subdivision Plan paragraph and “All approved” should be added under the Collins Self Storage Preliminary Land Development Plan paragraph. After the discussion regarding the corrections to the minutes, Dave Matterness made a motion seconded by Karl Hinkle to amend the minutes as recommended and discussed. All approved.

**Public Comments** – None

**Old Business**

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

Karl Hinkle made a motion seconded by Dave Matterness to recommend the Board accept the 90-day extension as granted in Chrisland Engineering’s letter dated April 25, 2023. All approved. No other information was received, and the plan was tabled until the June meeting.

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

Dave Matterness made a motion seconded by David Yavoich to recommend the Board accept the 90-day extension as granted in Chrisland Engineering’s letter dated April 25, 2023. All approved.

**19 Silvertown Road Minor Subdivision Plan**

**Steve Sherk** noted that at the last meeting the Planning Commission indicated that they would not recommend approval of the waiver requesting relief from Section 5.11.B regarding street standards since the existing cartway is only 19’ wide and the developer has now added

street widening to the plan and also accounted for it in their letter of credit. Steve said since the letter of credit and the agreements are in place, the Planning Commission can review and make a recommendation to the Board on the other waivers as requested in Chrisland Engineering's letter dated 4/6/23. Since Steve said he recommends approval of the requested waivers, the Planning Commission took the following actions:

Dave Matterness made a motion seconded by Karl Hinkle to recommend the Board approve the waiver to Section 144-13e to allow a storm pipe less than 15" in diameter. All approved.

Karl Hinkle made a motion seconded by Dave Matterness to recommend the Board approve the waiver to Section 144-11.i.1 to allow the plan to be approved without BMP infiltration. All approved.

Dave Matterness made a motion seconded by Karl Hinkle to recommend the Board approve the waiver to Section 144-12 to allow the plan to be approved without groundwater recharge requirements and with a stormwater limiting zone separation of 12" from the BMP location. All approved.

Since Steve Sherk said the plan is now ready for approval, Dave Matterness made a motion seconded by David Yavoich to recommend the Board approve the 19 Silvertown Road Minor Subdivision Plan. All approved.

### **Collins Self Storage Preliminary Land Development Plan**

Steve Sherk explained to the Planning Commission that last month therequested waivers have been approved by the Board and since the Township has received the signed and notarized plans, he recommends the Planning Commission move the plan forward to the Board with their recommendation for approval. After a brief discussion, Karl Hinkle made a motion seconded by Dave Matterness to recommend the Board approve the Collins Self Storage Preliminary Land Development Plan. All approved.

### **Adjournment**

David Yavoich adjourned the meeting at 7:12 p.m.

Respectfully submitted,

Liz Krause  
Recording Secretary