

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, November 1, 2023. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

David Yavoich called the Planning Commission meeting was called to order at 7:08 p.m.

Present:

David Yavoich, Chairman

Karl Hinkle, Vice Chairman

Dave Matterness, Secretary

Herb Eckert, PC member

Brent McFeaters, Manager

Steve Sherk, Township Engineer

Supervisors, Dennis Firestone, Kerry McCrary, and Gary Longenecker

Public comments - no public comments.

Approve the Planning Commission Meeting Minutes for May 3, 2023, a motion was made by Dave Matterness and seconded by Karl Hinkle. All Approved.

Old Business -

1. **John R. and Norma J. Sando – Minor Subdivision Plan** – Russ Frantz from Chrisland Engineering presented the waiver request to the Planning Commission. The Planning Commission then approved the waiver/modification request for Section 5.02.H and Section 5.02.J, to allow the resulting lands of John R. and Norma J. Sando to be an irregular shape lot. The motion was made by Herb Eckert and seconded by Dave Matterness. All Approved.
2. **James W. and Nancy L. Kerkeslager – Minor Subdivision Plan** – Russ Frantz from Chrisland Engineering presented the Kerkeslager plan for approval to the Planning Commission. The motion was made by Herb Eckert and seconded by Dave Yavoich for plan approval. All Approved.

New Business –

1. **Rezoning petition by Burkentine and Sons Builders, Inc. for 30 Bohn's Lane, Jonestown, PA 17038.** This Petition is to rezone an 8.671-acre tract from an agricultural zone to an industrial zone. David Tshudy, attorney for Burkentine, spoke on behalf of the business. Mr. Tshudy explained how the new sketch plan was going to facilitate the building, truck access and shows the dock/parking areas, along with the storm water management locations. The Residents that took an opportunity to speak about the rezoning are as listed, Dusan Iovanov, 272 Fort Swatara Road, Tammy Boltz, 93 Monroe Valley Drive and 3236 PA State Route 72, Tim and Debra Shuey, 30 Bohn's Lane, Scott and Margie Groy, 63 Monroe Valley Drive, Russ Yiengst, 165 Greenpoint School Road, Bill Carroll, 141 Huckleberry Road, Ermina Guth, 241 Fort Swatara Road, and Mickey Thompson, Burkentine and Sons Builders, Inc. representative. All the residents that spoke about the rezoning/proposed warehouse were against the rezoning and had asked

the Planning Commission to deny the request. Mr. Thompson explained that Burkentine would not have even explored the possibility of buying the property located at 30 Bohn's Lane, if it weren't for a suggestion made by a supervisor. So, Burkentine discussed the possibility of buying the land with the owner. That is why we are here tonight presenting this new proposal to the Planning Commission. The new proposal addresses some of the neighbor's concerns from the prior rezoning hearing and we took those into consideration with this new proposal. I think believe it's a better situation for the neighboring properties by addressing most of their concerns from the prior rezoning. After a lengthy discussion, the Planning Commission had decided to make a motion. The motion was made by Herb Eckert to approve the rezoning and NOT seconded by anyone. A second motion was then made by Dave Matterness not to approve the rezoning and seconded by Karl Hinkle. 3 YES votes and 1 NO vote. Approved NOT to rezone 30 Bohn's Lane.

The meeting was adjourned, at 9:22 p.m.

Recording Secretary,

Brent McFeaters, Manager