

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, November 6, 2024. 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 7:00 p.m.

Present:

David Yavoich, Chairman

Karl Hinkle, Vice Chairman

Dave Matterness, Secretary

Herb Eckert, PC member

Kristin Zimmerman, Administrative Assistant

Steve Sherk, Township Engineer

One (1) resident

Public comments - no public comments.

Approve the Planning Commission Meeting Minutes for September 4, 2024. The motion was made by Dave Matterness and seconded by Karl Hinkle. All Approved.

NEW BUSINESS –

1. **Lebanon Newswanger – Preliminary/Final Land Development Plan** – Andrew Kane from Penonni presented the plan for 107 Awol Road. He requested the following seven (7) waivers: ***SALDO Sections:*** Section 5.11.C.10.b. – (Street Improvements), Section 5.13.A. – (Curbs), – Section 5.13.B. – (Sidewalks), Section 3.04.D. – (Waive preliminary approval and proceed to final approval), Section 5.02.G. – (Permanent Easements – Blanket easements provided), ***Stormwater Sections:*** Section 14.3. – (Drainage Easements – Blanket easements provided), Section 15.d. – (Drainage Easements – Blanket easements provided) – No action was taken on the above waivers.

Steve Sherk stated that they need to provide a waiver request letter. The motion was made by Dave Matterness and seconded by Herb Eckert to accept a 90-day extension letter, dated November 6, 2024. All Approved.

2. **Jono/Ace Hardware Expansion - Preliminary/Final Land Development Plan** – Bryan Rohland from Earth and Sky Design presented the plan for 10781 Allentown Blvd. He requested the following eleven (11) waivers: ***SALDO Sections:*** Section 304.B. – (Preliminary Plan Submission), Section 504.C.1. (Plant Screening, Section) 5.11.C.17.h. (Street Trees), Sections 513.A. & 5.20.A.2. (Curbing), Section 513.B. (Sidewalks), Section 5.20.A.9. (Parking Lot Paving), Section 5.20.A.1. (Parking Setback) ***Stormwater Sections:*** – Section 13.e. (Basin Discharge Pipe Diameter to be Less Than 15 Inches), Section 15.e. (Pipe Under Greenhouse), Section 14.m. (Stormwater Easements) – No action was taken on above waivers.

The motion was made by Dave Matterness and seconded by Herb Eckert to accept a 90-day extension letter, dated November 4, 2024. All Approved.

OLD BUSINESS –

1. **Axis Storage 1, LLC - Preliminary/Final Land Development Plan** – Steve Sherk stated that we are waiting solely on the Letter of Credit. A motion was made by Dave Matterness and seconded by Herb Eckert to accept a 90-day extension letter, dated October 22, 2024. All Approved.
2. **Bachman Residence** – 129 Campmeeting Road. The motion was made by Dave Matterness and Seconded by Herb Eckert to approve the Sewage Planning Module for the Bachman Residence. All Approved.

The meeting was adjourned, at 8:09 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant