

## PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, February 5, 2025. 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

Two (2) Attendees

**Public comments** – None

**Approve the Planning Commission Meeting Minutes for January 2, 2025.** The motion was made by Dave Matterness and seconded by Karl Hinkle. All Approved.

**OLD BUSINESS** –

- 1. Axis Jonestown Storage 1, LLC – Preliminary/Final Land Development Plan – 509 Jonestown Road.** Waiting for Financial Security, payment of rec fee, signed plans, and approval of related agreements (SWM O&M Agreement, Developer’s Agreement, and Sidewalk Deferral Agreement) – The motion was made by Herb Eckert and seconded by Dave Matterness to accept a 90-day time extension; letter dated January 22, 2025. All Approved.
- 2. 181 Ridge Road – Final Subdivision Plan** – The motion was made by Karl Hinkle and seconded by Herb Eckert to accept a 90-day time extension; letter dated February 5, 2025. All Approved.
- 3. Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road.** A few minor comments remain. – The motion was made by Herb Eckert and seconded by David Yavoich to accept a 90-day time extension; letter dated January 30, 2025. All Approved
- 4. Jono Ace Hardware – Preliminary/Final Land Development Plan – 10781 Allentown Blvd.** Only a few outstanding comments remain for this plan. Agreements need to be prepared and financial security tendered. – The motion was made by Dave Matterness and seconded by Karl Hinkle to accept a 90-day time extension; letter dated January 30, 2025. All Approved.

5. **Marlin Champ – Stormwater Management Plan – 19 Huckleberry Road** – The motion was made by Karl Hinkle and seconded by David Yavoich and accept a 90-day time extension; letter dated February 4, 2025. All Approved.

**NEW BUSINESS –**

1. **Glenn & Connie Landis – Minor Subdivision Plan – 25 Church Road.** Not ready for action. Waiting on plan revisions.
2. **Daniel Rupp – Minor Subdivision Plan – 21 Goldmine Road.** - request a waiver from section 4.02.C.3.c. to waive showing existing and proposed on-lot well and sewage disposal system locations, as well as soil probe and percolation test locations for sewage disposal systems.
  - No action was taken. Revised plans need to be resubmitted after the review letter comments are addressed.
3. **Gary & Lynn Shenk – Minor Subdivision Plan – 2804 PA State Route 72.** New Plan Submission received. Waiting for Steve’s review.
4. **Mohamed Kenz – Stormwater Management Plan – 11 Wolfe Lane –** Not ready for action.

**The meeting was adjourned, at 7:30 p.m.**

Recording Secretary,

Kristin Zimmerman, Administrative Assistant