

Minutes

**October 5, 2015
Monday, 4:30 p.m.
Commissioner's Board Room
155 North 15th Street**

**REGULAR MEETING
UNION COUNTY PLANNING COMMISSION**

I. Call to Order:

Chairman Donald Bowman called the meeting to order at 4:45 p.m.

Planning Commission Members Present:

Susan Benfer
Donald Bowman
Allan Grundstrom

Sally Farmer

Justin Keister
Jeff Koppel
Jeff Thompson

Planning Commission Members Absent:

Tony Mike

Jack Pyper

Others Present:

Shawn McLaughlin, Planning Director
Jeremiah Runkle, Solicitor
Pamela Mabus, Planner
Janice Wagner, Staff

John Showers, Commissioner
Alan Wagner, PLS
Ken Estep, Mid-Penn
Phillip Dalke, developer

II. Approval of Minutes:

Being no additions or corrections to the minutes there was a motion by Susan Benfer to approve the July 13, 2015 meeting minutes as mailed. Second by Sally Farmer. Motion carried.

IV. Committee Reports:

A. Subdivision Report – August 2015

Commission Actions

1. Landis Reiff – West Buffalo Township

Mr. Reiff is proposing the construction of 2 layering houses for a total of 48,944 square feet. The existing driveway access from S.R. 3009 (Church Road) will be enlarged to include access to the houses. A conditional use hearing is required. There was a motion by Donald Bowman to grant conditional plan approval pending the following: 1) executed Stormwater Facilities Maintenance Agreement; 2) approved Union County Conservation District NPDES approval; 3) executed Certificate of Ownership; 4) zoning approval; and 5) final approval review from Commission Engineer. Second by Jeff Koppel. Motion carried.

Municipal Reviews

2. Bieber Industrial Park – White Deer Twp., (1 lot), comm., final, land development.

Subdivision Report - September 2015

Commission Actions

1. Alvin Reiff – West Buffalo Twp., (1 lot), 19.14 acs., final.

This depicts a subdivision in which one lot containing 19.14 acres will be subdivided from the parent tract. This lot is intended for residential use. This is considered a major subdivision because this will be the seventh lot subdivided from the parent tract. As such, it requires County Planning Commission approval. All we need is a letter of zoning compliance, however the Zoning Officer has disapproved the zoning because the property is in the 100-year floodplain. Mr. Wagner is requesting that no action be taken on the plan application until the November meeting.

Staff Actions

2. Stephen & Julia Lenhart – Lewis Twp., (1 lot), res., 1.48 acs., final.

Municipal Reviews

3. Gardner Gas, Inc. – Kelly Twp., (1 lot), comm., 2.20 acs., final, minor land div.
4. James O'Brien – Union Twp. (1 lot), res., 4.60 acs., final.
5. Larry Young – W. Deer Twp., (1 lot), rec., 11.50 acs., final.

There was a motion by Jeff Koppel and second by Justin Keister to endorse the municipal reviews. Motion carried.

Mr. Philip Dalke is proposing the construction of a 7,200 square foot indoor to an existing horse riding arena. Mr. Dalke was advised to check with the zoning officer as far as determination of the zoning district and the requirements. If no plan is required it would be up to the municipality to enforce the stormwater regulations. The Commission determined based on the size of the building, the intended personal use, and its' relationship to the home and other buildings on the parcel that the riding arena is exempt from land development requirements as per Section 302 of the Ordinance. Mr. McLaughlin will send a letter stating this position to Mr. Dalke. It was also noted Mr. Dalke is the current resident.

V. Correspondence and Information:**A. North Shore Railroad**

Chairman Bowman received a letter from the owner and CEO of Reading and Northern Rail Road who is objecting to the continued public ownership of the SEDA-COG, Joint Rail Authority in Union County and wants it turned over to a private ownership. He is asking the Planning Commission to be supportive of this. Mr. Bowman asked what the Planning Commission's role would be in this. The Commission's role is to support, advise and recommend for quality transportation but does not typically include discussion of

facility ownership. Commissioner Showers is one of the County representatives of the SEDA-COG Joint Rail Authority along with Eric Winslow who is part owner of the West Shore which owns the rail line from West Milton to the Historic Railroad in White Deer. Following discussion it was felt a letter should be addressed stating the Planning Commission does not feel this is a matter of its jurisdiction and is not the appropriate forum for such discussion about rail infrastructure ownership, particularly since the majority of active rail lines in the county are privately owned.

B. 2016 Meeting Schedule

The 2016 meeting schedule was included in the agenda and approved for the upcoming year.

VI. Director's Report:

Mr. McLaughlin reported he and Bob Huntington met with Jason Yorks of Lycoming County Landfill on the status of our on-going recycling partnership, some of the containers in the County, particularly New Berlin will need substantial repairs or total replacement. There is a grant available from DEP so we may make application to either get them repaired or replaced; met with two residents on bike and pedestrian issues; attended the State Greenway Conference; attended MPO SEDA-COG Bridge meeting; attended SEDA-COG MPO long range steering committee meeting; met with Bucknell faculty on potential student projects for the fall/spring semesters; attended Bull Run Greenway/Hufnagle Park planning meeting in Lewisburg.

VII. Old Business:

A. Greenway and Open Space Plan

Staff is currently working on writing the draft text for the Greenway and Open Space Plan and developing some alternate scenarios of potential greenway alignments to run by the steering committee when they have their next meeting. A lot of public input was focus on finishing the rail trail across Rt. 15, riparian buffers on streams to improve water quality, and trying to preserve some other key conservation parcels in the County.

VIII. New Business:

A. Transportation

The Central Susquehanna Valley Transportation Project bridge bids came into PennDOT under budget. They are currently under review and they expect to make an award soon. Construction could begin next spring.

The adaptive traffic signals project on US Rt 15 is finally moving forward as an engineer has been hired to begin the design phase.

Kelly Township has requested that a traffic signal be installed at the intersection of Col. John Kelly Road and US Rt. 15. Several meetings were held with PennDot about a year or two ago and PennDOT was not in favor of it, they installed the no left turn restriction under federal guidance to enhance safety. Senator Yaw's office and

Representative Keller's office have contacted staff about the issue.

B. Plan Recording

Register & Recorder, Lisa Seward met with Mr. McLaughlin to go over the process for recording plans. Some of the plans come in with 30 pages to a plan, this can get quite costly to record all the sheets and people are selectively recording plan sheets. Attorney Runkle will draw up a letter as to what he feels would be suffice for recording and staff will incorporate that in their approval letter.

IX. Public Comment:

None

X. Adjournment:

Being no further business there was a motion by Sally Farmer and second by Allan Grundstrom to adjourn the meeting at 6:08 pm. Motion carried.

Jeff Koppel, Secretary

Date