

Minutes

**May 9, 2016
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 4:30 p.m.

Planning Commission Members Present:

Donald Bowman	Allan Grundstrom	Tony Mike
Susan Benfer	Justin Keister	Ben Ranck
Sally Farmer		

Planning Commission Members Absent:

Jeff Koppel Jeff Thompson

Others Present:

Shawn McLaughlin, Planning Director	Chris Beauregard, Center Point Eng.
Pam Mabus, Planner	Mary Brouse, SUN Tech
Janice Wagner, Staff	Jennifer Hain, SUN Tech
Alan Wagner, Surveyor	Craig Zimmerman, Architect
Cain & Kristin Showalter	Ken Berkwich, Const. Mgr.
Colby & Corrin Zechman	

II. Approval of Minutes:

Being no additions or corrections to the minutes there was a motion by Tony Mike to approve the March 14, 2016 meeting minutes as mailed. Second by Sally Farmer. Motion carried.

IV. Committee Reports:

A. Subdivision Report – March 2016

Commission Actions

1. Raymond Weaver – Lewis Twp., (1 lot), agr., 110.00 acs., final, poultry barn

Mr. Weaver is proposing a 37,500 square foot turkey barn. Staff received a revised plan on April 4, 2016. A review of the plan has been completed by our engineer. We are currently in need of the following: 1) a letter of zoning compliance; 2) Improvements Guaranty Agreement; 3) executed certificate of ownership; 4) stormwater facilities maintenance agreement; 5) legal description of individual segments of the easement to go with plan; and 6) detailed soil evaluation to be shown on the plan. Following discussion there was a motion by Donald Bowman to take no action on the plan due to exceeding the limit of conditions in the Commission's policy. Second by Sally Farmer. Motion carried.

Alvin Reiff – Subdivision, West Buffalo Township

Mr. Wagner is requesting a 90-day time extension on behalf of Mr. Reiff. The Township Planning Commission has made a recommendation to change a portion of the Floodplain Ordinance which will be presented to the Township Supervisors. There was a motion by Tony Mike to grant the extension to expire July 11, 2016. Second by Justin Keister. Motion carried.

Punako/Iddings – Land Development, Lewis Township

Mr. Wagner is requesting a 60-day time extension on behalf of Mr. Iddings. Mr. Iddings is awaiting documentation for an easement over the northern portion of the property. There was a motion by Donald Bowman to grant a time extension to expire June 13, 2016. Second by Tony Mike. Motion carried.

SUN-Tech School – Land Development, New Berlin

The school is proposing two building additions for a total of 2,600 square feet. They are requesting conditional plan approval. The following are needed in order to approve the plan: 1) street width/cartway information; 2) stormwater easement information and maintenance agreement; 5) executed certificate of ownership; 6) approved erosion and sedimentation review, review/approval by Commission Engineer; and 7) seal and signature of the engineer and land surveyor. There was a motion by Sally Farmer to grant a time extension to July 11th 2016. Second by Allan Grundstrom. Motion carried. There was then a motion by Donald Bowman to take no action due to the inordinate number of conditions that have not yet been met in accordance with the Union County Subdivision and Land Development Ordinance. Second by Tony Mike.

Staff Actions

2. Kenneth Peachey – Lewis Twp., (1 lot), res., 3.47 acs., add-on, final.

Municipal Reviews

3. Lwbg. School District – Kelly Twp., final, land development soccer fields.
4. Steven Wengard – Union Twp., (1 lot), res., 1.88 acs., add-on, final.
5. Ivan Yoder – Union Twp., (2 lots), agr., 49.89/40.85., final.
6. Creek Ridge Farms – White Deer Twp., (6 lots), res., 6+ acs., final.

There was a motion by Donald Bowman and second by Sally Farmer to ratify the staff actions and municipal reviews. Motion carried.

V. Correspondence and Information:

Mr. McLaughlin reported we received two letters from municipalities in the last couple of weeks. One was from New Berlin Borough seeking a letter of support for a grant application that they intend to file with DCNR to do park planning and rehab work on the piece of property they bought from the school district. Mr. McLaughlin reviewed

this in accordance with the comprehensive plan and issued a letter of consistency and support for the project.

The second is Lewisburg Borough would like to apply to DCNR to redo Hufnagle Park. The application they are filing is for Kidsburg to upgrade the playground area. This appears to be consistent with the comprehensive plan so Mr. McLaughlin issued a letter of consistency and support for this project.

Mr. McLaughlin also set the date of June 22, 2016 at 11 am for a recycling tour at Lycoming County Landfill for the members of the planning commission.

VI. Director's Report:

Mr. McLaughlin reported he attended a Focus PA board meeting; participated with Central PA Chamber in Milton educational program with high school juniors and seniors on community planning and economic development day; attended training on new software for economic development; attended a PennDOT bridge meeting; John DelVecchio and Shawn attended a Kiwanis meeting in Mifflinburg to discuss the Greenway and Open Space plan and new economic development responsibilities; attended a meeting of partners with Great Stream Commons; held a Greenway and Open Space plan steering committee meeting the last week in March; spent two days in Mifflinburg Middle along with Penn State Extension on planning education program; attended Buffalo Valley Rail Trail committee meeting; met with Jim Mathias and Bud Shank on the Miller Center for recreation development; attended a meeting with the commissioner's and PPL president who did a presentation as to what the utility company is doing to improve service and reliability; attended commissioner's meeting.

VI. Old Business:

Greenway and Open Space

Greenway and Open Space Plan committee meeting was held the end of March to go over project rankings. The prioritization results heavily favored riparian buffers along the streams, trail projects particularly the Buffalo Valley Rail Trail completion at US 15, an extension west of Mifflinburg to be connected at Swengle Road, and a trail in Allenwood going from Allenwood to Montgomery. Open space conservation also ranked fairly high.

B. Housing Study

Staff made a recommendation to the Commissioners on a consultant. No formal action has been taken but they are looking at naming a consultant from Pittsburgh later this month.

VII. New Business:

None

VIII. Public Comment:

None

IX. Adjournment:

Being no further business there was a motion by Tony Mike and second by Ben Ranck to adjourn the meeting at 5:42 pm. Motion carried.

Jeff Koppel, Secretary

Date