

Minutes

**August 8, 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 4:35 p.m.

Planning Commission Members Present:

Donald Bowman
Susan Benfer
Allan Grundstrom

Tony Mike
Justin Keister

Ben Ranck
Jeff Koppel
Jeff Thompson

Planning Commission Members Absent:

Sally Farmer

Others Present:

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

Alan Wagner, Surveyor
Dennis Boop, Developer
D.J. Boop, Developer

II. Approval of Minutes:

Being no additions or corrections to the minutes there was a motion by Tony Mike to approve the July 11, 2016 meeting minutes as mailed. Second by Jeff Koppel. Motion carried.

III. Committee Reports:

A. Subdivision Report – July 2016

Commission Actions

1. Charles Ruckle – Hartley Twp., (3 lots), res., 47.04 acs., final, revised.

This plan depicts a subdivision in which three lots will be subdivided from the parent tract, leaving a residual of 13.8 acres. Lot #1 will contain 12.66 acres, lot #2 has 17.10 acres and lot #3 contains 17.28 acres. The applicant is requesting conditional plan approval. There was a motion by Donald Bowman to grant conditional approval pending the following requirements being met: 1) an approved Non-Building Waiver by the Sewage Enforcement Officer for lots 1, 2 and 3; 2) executed Certificate of Ownership; 3) PennDOT Highway Occupancy Permit for Lot #3; 4) an executed private right-of-way agreement for all owners using the 50 foot private right-of-way; 5) extension of right-of-way that begins at the southern boundary of lot #2 and continue north through lot #3 to go all the way through to Weikert Road. Second by Allan Grundstrom. Motion carried.

2. Dennis and Tammy Boop – Lewis/Limestone Townships

The plan depicts a major land development with the construction of two hog barns for a total of 81,664 square feet. The majority of the project is taking place in Limestone Township as that particular location received the best odor management score with some that will straddle Lewis Township. An add-on plan had been done in Limestone Township and approved. A Conditional Use hearing and a Variance Hearing for property setback were held in Lewis Township and both were approved. The applicant is requesting conditional plan approval pending the following requirements being met: 1) execution of Certificate of Ownership, 2) executed Stormwater Facilities Maintenance Agreement; 3) executed Improvements Guarantee Agreement with financial surety; 4) approved Erosion and Sedimentation and NPDES plan; and 5) letter of zoning compliance. There was a motion by Tony Mike to grant conditional approval pending the above five conditions. Second by Allan Grundstrom. Motion carried.

Staff Actions

3. Gary Coddington – West Buffalo Twp. (2 lots), res., 3.64 acs., add-on, final.
4. Leroy Hoover – Hartley Twp., (1 lot), agr., 0.72 acs., add-on, final.

Municipal Reviews

5. Pediatric Dentistry – Kelly Twp., (1 lot), comm., 2.04 acs., final, land development.
6. Windsor Properties – East Buffalo Twp., (2 lots), res., 1.00 acs., add-on, final.
7. Adamo Funeral Home – Mifflinburg Boro (1 lot), comm., 2.16 acs., final, land development.
8. White Deer Run Treatment – Gregg Twp., Phase I.
9. Mid State Development – Lewisburg Borough (2 lots), res., comm., 7.72 acs., final.

There was a motion by Jeff Koppel and second by Jeff Thompson to ratify the staff actions and municipal reviews. Motion carried.

IV. Correspondence and Information:

None

V. Director's Report:

Mr. McLaughlin reported he has spent a lot of time on economic development issues; conducted an out-reach visit to Playworld Industries; attended a 30-year celebration of Pike Rite; met again with the manufacturer that is looking to site a facility in White Deer Township, most recently he has been visiting the taxing bodies on this project for a possible tax abatement offer; had preconstruction meeting on County Bridge #24; had a Greenway and Open Space committee meeting; attended a meeting on the Bull Run stream restoration.

VI. Old Business:

A. Housing Study

Continue working with the consultants on this. We did get back a summary report of the first task force meeting and stake holder interviews. The employer's survey is to go out this week to some of the larger employers in the County.

B. Greenway and Open Space Plan

The committee has authorized us to proceed with issuing the draft plan for public review. We are finalizing edits and getting that compiled and expect to have it ready by the end of August. This will then begin a forty-five day review and comment period for the public, DCNR and the municipalities. We will be getting hard copies to the libraries and here in our office and will send web links out to the municipalities. The comments will be addressed by staff and the steering committee before the plan is presented to the Commissioners for adoption.

VII. New Business:

None

VIII. Public Comment:

None

IX. Adjournment:

Being no further business there was a motion by Justin Keister and second by Susan Benfer to adjourn the meeting at 5:40 pm. Motion carried.

Jeff Koppel, Secretary

Date