

**Minutes**

**July 11, 2016  
Monday, 4:30 p.m.  
Commissioner's Board Room  
155 North 15<sup>th</sup> Street**

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**REGULAR MEETING  
UNION COUNTY PLANNING COMMISSION**

**I. Call to Order:**

Chairman Donald Bowman called the meeting to order at 4:33 p.m.

Planning Commission Members Present:

Donald Bowman  
Susan Benfer  
Sally Farmer

Allan Grundstrom  
Justin Keister  
Jeff Koppel

Tony Mike  
Ben Ranck  
Jeff Thompson

Planning Commission Members Absent:

None

Others Present:

Shawn McLaughlin, Planning Director  
Pam Mabus, Planner  
Janice Wagner, Staff  
Alan Wagner, Surveyor

**II. Approval of Minutes:**

Being no additions or corrections to the minutes there was a motion by Tony Mike to approve the June 13, 2016 meeting minutes as mailed. Second by Jeff Koppel. Motion carried.

**III. Committee Reports:**

A. Subdivision Report – June 2016

**Commission Actions**

Alvin and Minerva Reiff – West Buffalo Township

This is a two lot subdivision in which lot #7, containing 19.14 acres will be subdivided from the parent tract, leaving a residual of 11.55 acres. This is the plan where West Buffalo Township might consider revising the Floodplain Ordinance due to lot #7 not being allowed to be constructed on under the current zoning ordinance. Note #14 was added to the plan which states: The West Buffalo Township Zoning Ordinance, as last amended August 8, 2009, prohibits new construction within general floodplain areas. Lot 7 is located completely or partially within the regulatory floodplain, and as such, new construction on Lot 7 is not permitted and may only be used for agricultural purposes.

If, in the future, the West Buffalo Township Zoning Ordinance is revised to allow construction within the flood fringe all development shall conform to said revisions to the West Buffalo Township Zoning Ordinance and in accordance with all Federal, State

and any other applicable ordinances and floodplain management regulations. In addition, lending institutions may require the mandatory purchase of flood insurance for home mortgages. The Township Solicitor and zoning officer are satisfied with this. A letter of zoning compliance has been received. There was a motion by Donald Bowman to grant final plan approval. Second by Sally Farmer. Motion carried.

1. Charles Ruckle – Hartley Twp., (1 lot), res., 12.66 acs., final.

Surveyor indicated that Mr. Ruckle will be revising the plan for a total of four lots rather than two. A revised plan will be submitted for the August meeting.

**Staff Actions**

2. Mark Oberheim – Hartley Twp., (2 lots), 0.17 acs., add-on, final.

**Municipal Reviews**

3. David Gutelius – Mfbg. Boro, (22 lots) res., 11.30 acs., final,
4. Adamo Funeral Home – Mfbg. Boro, sketch.
5. Buffalo Valley Repair – Buffalo Twp., (1 lot), comm., 3.37 acs., final.
6. Diakon Lutheran Village – Buffalo Twp., (1 lot), res., 28.73 acs., final, land development
7. Mary Hurst – Buffalo Twp., (1 lot), res., 2.00 acs., final
8. Dennis Boop – Limestone Twp., (1 lot), agr., 4.92 acs., add-on, final.

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

**IV. Correspondence and Information:**

None

**V. Director’s Report:**

Mr. McLaughlin reported several members of the planning commission went on a tour of the recycling center in Lycoming County. He spent a day with Jill Cullier from Governor’s Action Team and did out-reach visits with representatives of Pik Rite and Ti-Lo Industries to discuss with them what is available for existing businesses through the Commonwealth and through other PREP network providers and to help retain growth of business, industry and manufacturing; participated in event with North Shore Railroad; met with a representative of Silvertip in a business outreach visit; attended a meeting with Governor’s Action Team and a confidential manufacturer possibly locating in the County within an existing facility.

**VI. Old Business:**

A. Housing Study

The consultants were here and the task force met on June 27<sup>th</sup>. There appeared to be a good meeting with the task force, there were a handful of people from the public and media outlets. The next two days following that, the consultants and staff held interviews with realtors, landlords, developers (for-profit and non-profit) municipal officials, and representatives from the housing authority. The consultants will now begin mining data such as the census data, economic data, and local information such as realtor multi listing service reports. They are hoping to have the draft report in the hands of the task force in October and wrap it up in December or January.

B. Greenway and Open Space Plan

We continue to work on the plan. The final draft chapter was delivered to the steering committee for review. The next meeting will be August 1<sup>st</sup> at 2:00 pm.

**VII. New Business:**

Mr. McLaughlin reported the concrete is cracking on a brand new bridge on Strawbridge Road. The bridge is structurally sound but cosmetically flawed which could eventually result in deterioration if preventive measures are not taken.

**VIII. Public Comment:**

None

**IX. Adjournment:**

Being no further business there was a motion by Jeff Thompon and second by Ben Ranck to adjourn the meeting at 5:12 pm. Motion carried.

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Jeff Koppel, Secretary

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Date