

Minutes

**June 13, 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	Jeff Koppel	Jeff Thompson
Allan Grundstrom	Tony Mike	
Sally Farmer	Ben Ranck	

Planning Commission Members Absent:

Susan Benfer	Justin Keister
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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 Sally Farmer to approve the May 9, 2016 meeting minutes as mailed. Second by Allan Grundstrom. Motion carried.

III. Committee Reports:

A. Subdivision Report – May 2016

Commission Actions

Punako/Iddings – Land Development, West Buffalo Township

Second time extension was approved to June 13, 2016 (expire today). This is a revised plan that staff received for John Punako and David Iddings that includes everything on the property to include the wood reclamation operation and campground. The wood reclamation operation with respect to this design, layout, and compliance with the ordinance and stormwater review were all approved and ready. In the process of doing this, the question arose as to whether there was ever a plan for the campground. There was a plan done but not to the extent of showing everything that is there now and the plan was never recorded. The planning commission requested a site plan be submitted for the campground for what is there (all the sites, utilities, septic system, and roadways within). What was discovered at the northern end of the property is the roadway and some sight driveways are on the adjoining property of Myrtle Irving.

Discussions have been on-going with the property owner and she has agreed to an easement. We are awaiting the signed easement.

Wood Reclamation – at the time this was started Mr. Wagner had verbal approval from the former zoning officer for West Buffalo Township that this was a permitted use, however he never received anything in writing. There is now a new zoning officer and he says this is not a permitted use. Following a lengthy discussion there was a motion by Tony Mike to grant conditional approval pending the following: 1) professional compliance; 4) approved Erosion and Sedimentation and NPDES; and 5) executed easement agreement. Second by Allan Grundstrom. Motion carried.

1. Seth Reiff – West Buffalo Twp., (1 lot), agr., 11.29 acs., final, land development.

Mr. Reiff is proposing a 1,408 square foot slaughterhouse. This is in compliance with the USDA regulations and no permits are required. Following discussion was a motion by Jeff Thompson to grant conditional plan approval based on the following: 1) executed Certificate of Ownership; 2) approved Erosion and Sedimentation and NPDES review; and 3) demarcation of the holding tank that shows the location and capacity. Second by Jeff Koppel. Motion carried.

2. Elwood Trutt – West Buffalo Twp., (2 lots), res., 17.40 acs., final.

The applicant proposes to subdivide two lots from the residual tract. Lot #1 contains 2.70 acres and lot #2 contains 3.63 acres with the residual being 11.07 acres. There was a motion by Jeff Koppel and second by Sally Farmer to grant condition plan approval based on the following: 1) Buffalo Township Planning Commission approves and signs the plans prior to final plan approval. Following discussion Jeff Koppel amended the motion to include the property owner shows documentation of sewage permits for the on-lot septic system for lots 1 and 2. Allan Grundstrom second the amendment. Motion carried.

Municipal Reviews

3. Mifflinburg Buggy Wash – Mfbg. Boro, (1 lot), comm., 0.63 acs., final, land development.
4. Bucknell Housing – East Buffalo, (1 lot), res., 49.90 acs., final, land development.
5. Glick Poultry – Gregg Twp., (1 lot), agr., 77.48 acs., land development.
6. Lewis Hoover – Buffalo Twp., (1 lot), agr., 49.75 acs., final, land development
7. Kelly Crossroads Sewer – Kelly Twp., comm., final, land development.

There was a motion by Allan Grundstrom 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 he met with a smaller scale prospect for Great Stream Commons; participated in preconstruction meeting for the Iddings Bridge in Mifflinburg; met with the Planning Commission chairperson for Lewisburg; reviewed grant applications for DCNR's PTAC committee; met with PPL representatives regarding electrical infrastructure issues at Great Stream Commons; worked with staff and commissioner's on a housing study and task force; had a tour of Clyde Peeling's Reptiland. They are looking to expanding the fabrication part of the business.

VI. Old Business:

A. Lycoming County Recycling Center Tour

This will be held on Wednesday, June 22. We will meet at the Government Center Building and depart at 10:30 for the 11:00 tour.

B. Housing Study

The Commissioners have appointed 15 people to sit on the Task Force Board with more to follow. The first meeting will be held at the Government Center on June 27th at 6:00 pm.

VII. New Business:

A Summer Recess

Discussion was held although no final decision was made regarding an August or September break. Staff are to check with Solicitor Runkle on his schedule and to determine what plan application decisions are due in the next two months.

VIII. Public Comment:

None

IX. Adjournment:

Being no further business there was a motion by Tony Mike and second by Jeff Koppel to adjourn the meeting at 5:05 pm. Motion carried.

Jeff Koppel, Secretary

Date

