

Minutes

**May 13, 2019
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 4:33 p.m.

Planning Commission Members Present:

Donald Bowman	Jeff Koppel	Jim Murphy
Sally Farmer	Tony Mike	Greg Prowant
Allan Grundstrom		Ben Ranck

Planning Commission Members Absent:

Susan Benfer

Others Present:

Shawn McLaughlin, Planning Director	Alan Wagner, PLS
Pam Mabus, Planner	Ted Cresswell, Developer
Janice Wagner, Staff	Steven Hoover, developer
Beau Hoffman, Solicitor	Marilyn Murphy, guest
Stacey Richards, guest	

Stacey Richards introduced herself as a Democratic Commissioner candidate.

II. Approval of Minutes:

There was a motion by Tony Mike to approve the March 11, 2019 meeting minutes as mailed. Second by Jim Murphy. Motion carried.

III. Committee Reports:

A. Subdivision Report – March 2019

Commission Actions

1. Steven Hoover – West Buffalo/Lewis Townships (1 lot), 1.22 acs., final, land development, parochial school.

Mr. Hoover is proposing to erect a 1,200 square foot parochial school on his property in West Buffalo Township. Two outdoor privies, to be constructed over holding tanks, will be used for sewage. The proposed driveway to the property will be located in Lewis Township. A Special Exception Use was granted by the West Buffalo Township Zoning Hearing Board on December 12, 2018. The Zoning Hearing Board's decision was granted on January 4, 2019. There was a motion by Jim Murphy to grant conditional plan approval pending the following requirements being met: 1) letter of zoning

compliance; 2) approved driveway permit from Lewis Township; 3) executed Certificate of Ownership; 4) DEP sewer exemption; and 5) approved Erosion and Sedimentation review. Second by Sally Farmer. Motion carried.

Staff Actions

None

Municipal Reviews

None

B. Ted Cresswell – A&A Storage

Mr. Cresswell has had a project in the works since the beginning of 2014. The Planning Commission granted conditional plan approval on March 10, 2014. One of the conditions was the developer was to provide either a Performance Bond, Letter of Credit, or cash in escrow to cover development costs should the developer default on the project. A partner of Mr. Cresswell's provided the cash escrow amount needed as a Performance Bond. The funds have been in County escrow account and due to a chain of events the developer is not certain when he will be able to proceed with the project as designed. Mr. Cresswell is requesting the Planning Commission to release the monies in escrow back to Mr. Cresswell's partner, Mr. Gary Yost, as soon as possible so he could proceed with another investment. Following discussion there was a motion by Jim Murphy to table until next meeting the release of the financial guarantee pending Solicitor review of an official document to be recorded in the Courthouse that will note withdrawal of the project by the applicant and the need to file a new plan in the future. Second by Jeff Koppel. Motion carried.

IV. Correspondence and Information:

None

V. Director's Report:

Mr. McLaughlin reported he met with a local employer to discuss a potential expansion project; had numerous meetings and conference calls with the County's new realtor that represents Great Stream Commons business park; attended FOCUS Central PA Board meeting; attended March Union County Trail Authority meeting; attended March MPO meeting at SEDA-COG on regional transportation; had several conference calls with GAF's consultants on their expansion project in White Deer Township, and had conversations with GAF's staff about a tour of the plant on March 14th with the school Superintendent, several board members and the director of curriculum of the Milton School District; met with Lewisburg Borough staff for general project coordination on some of their on-going activities and; met with Drew Kelly and Matt Miller of the Miller Center on trail authority business; was appointed Acting Chief Clerk on April 2nd;

has subsequently attended all works session and commissioner board meetings since that time; attended April Trail Authority meeting; participated in Kelly Township meeting on future transportation improvements; spent several days in Syracuse New York at the International Trail Symposium conference; continued spending significant amount of time on liquid fuels administration and County bridge projects; PP&L is building a new transmission line in parts of Buffalo and Kelly Township from the line that passes by Pik Rite to the substation behind Wal Mart in Kelly Township.

VI. Old Business:

A. Annual Report

Shawn will email this to the members.

VII. New Business:

A. PennDOT 12-Year Program

The program has started again, PennDOT had a survey on line. Mr. McLaughlin asked if there was a need to activate the transportation committee. The planning commission members can comment on the possibility of new things that weren't available two years ago as far as transportation needs with SEDA-COG MPO. The county bridges are pretty much taken care of except for Bridge 2 in Allenwood. Until the thruway is complete there is not much money left to work with in this region of Pennsylvania. Further discussion on this will be held at next UCPC meeting.

B. Mifflinburg Middle School Program

Mr. McLaughlin reported he did the 3-day program at the Mifflinburg Middle School with Neal Fogle from Penn State Cooperative Extension. It will be held again next year with Friday May 15, 2020 being the tentative date that the planning commission members can participate in. This program is where the students have Union County set up and pose as developers with various sites set up such as senior housing, hospitals, etc. and the planning commission's role is to help them justify where the different facilities should go and the options and help to mentor them in making good decisions rather than popular decisions. Mr. McLaughlin reported it was a good three days.

VIII. Public Comment:

Stacey Richards spoke with the planning commission on her concern pertaining to large solar developers from outside our region have been approaching farmers wanting to lease their land to aggregate it so they can put in large utility scale solar projects. She worries about land use shifts in this as funds that would come into the county would benefit the farmers for the lease of their land; however, the outside investors would develop the large solar farms. According to the Conservation District some of the farms

approached have easements where the development rights were sold and solar would not be permitted. Also, the zoning ordinances can regulate such development, the areas where you would have a problem are the townships that do not have zoning.

IX. Adjournment:

Chairman Bowman called for an executive session at 5:35 p.m. followed by adjournment.

Jeff Koppel, Secretary

Date

