

**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:

Susan Benfer	Tony Mike	James Sanders
Donald Bowman	Greg Prowant	Mark Wehr
Sally Farmer	Ben Ranck	Alan Zeigler

Planning Commission Members Absent:

None

Others Present:

Shawn McLaughlin, Planning Director	Ken Estep, Mid-Penn Engineering
Janice Wagner, Staff	Eric Roberts, Solid Rock Drafting
Charlie Axtman, Axtman Engineering	

II. Minutes:

Being no additions or corrections to the minutes there was a motion by Susan Benfer to approve the March 8, 2021 meeting minutes as mailed. Second by Sally Farmer. Motion carried.

III. Committee Reports:

A. Subdivision Report – March 2021

Commission Actions

1. Allen Weaver – West Buffalo Twp., (1 lot), agr., 72.00 acs., final, land development, broiler house.

Staff has reviewed the plan and has been coordinating with Buffalo Township and the Township Engineer since the majority is in that township. Staff is recommending conditional approval based on the following: 1) Certificate of Ownership being executed, revised approval blocks; 2) erosion and sedimentation plan approval from the Conservation District; and 3) approval by Buffalo Township. There was a motion by Tony Mike to grant conditional plan approval pending the above being addressed. Second by Alan Zeigler. Motion carried.

2. Abram Zimmerman/Brookside Acres – West Buffalo Twp., (1 lot), comm., 46.00 acs., final, land development, greenhouse.

The applicant is proposing a 96 x 204 greenhouse for Phase I with the possibility of a Phase II in the future. The Planning Commission does need to take action to approve/advise the applicant as to the parking lot surfacing as per Section 512 of the Ordinance. The Ordinance requires paving but the client wants to retain it as gravel since this is only seasonal. Following discussion there was a motion by Donald Bowman that since this is minimal use and low volume that paved parking be required to the front of the store for 17 spaces and driveway and an alternative surface could be used to the right of the building coming in (east side). Second by Jim Sanders. Motion carried.

3. Leon Ray Zimmerman – Hartley Twp., (1 lot), agr., 117.50 acs., final, land development, ag. barn.

Mr. Zimmerman is proposing the construction of a 53 x 200 foot livestock barn in Hartley Township. The plan has been reviewed by the staff and the Commission engineer. The following items need to be addressed: 1) executed improvements guaranty agreement; 2) executed stormwater facilities maintenance agreement; 3) erosion and sedimentation approval and address any remaining comments from the Commission engineer. There was a motion by Jim Sanders to grant conditional plan approval based on the above items being addressed. Second by Don Bowman. Motion carried.

Harry's Equipment – Hartleton Borough

They are proposing an addition and are inquiring as to whether or not a land development plan would be required. This would be a minor land development where they would like to create three offices and a new covered area that would consist of approximately 1,200 square feet. Following a lengthy discussion there was a motion by Alan Zeigler to recommend a minor land development plan be required in accordance with the Subdivision and Land Development Ordinance. Second by Don Bowman. Motion carried.

Staff Actions

None

Municipal Reviews

4. Yoder/Hostetler – Union Twp., (2 lots), res., 28.51 acs., final.
5. Dave Gutelius – Mfbg. Boro., (1 lot), comm., 9.05 acs., final.
6. Wynwood Personal – Mfbg. Boro (1 lot), 0.05 acs., final, land development.
7. Larry Platt – White Deer Twp., (1 lot), res., 1.23 acs., final.
8. Nathan Stoltzfus – Limestone Twp., (1 lot), res., 10.00 acs., add-on, final.
9. Janet Hartman – Buffalo Twp., (1 lot), res., 14.29 acs., final.

There was a motion by Alan Ziegler to approve the municipal reviews. Second by Tony Mike. Motion carried.

IV. Correspondence and Information:

None

V. Director's Report:

Mr. McLaughlin reported he has been doing a lot of the subdivision and land development reviews; working with SEDA-COG on the final COVID-19 hospitality grant; on-line training; working on the bridge projects processing payments to landowners for the right-of-ways, recording deeds, having preconstruction meetings with contractors, issuing press releases on upcoming bridge closures; continue working with the County Engineer on existing design/construction projects on future bridges that are next in line once these are completed; coordinated some land development issues and Rail Trail items with Mifflinburg Borough; reviewed Mifflinburg's draft Subdivision and Land Development Ordinance; attended FOCUS Central PA board meeting; attended SEDA-COG Transportation MPO meeting; working with two prospects at the Business Park; working with some business owners looking to expand on land or with existing buildings; working with PPL on relocating the transmission line at Great Stream Commons; coordinated Union County Industrial Development Authority board meeting that lies within our office that was previously administered by our former chief clerk; met with Gregg Township Supervisors about a road within the business park; participated in Commissioner's work session last week where a solar farm company made a presentation regarding Limestone Township; the Trail Authority is getting busy with administration; there is a lot of coordination going on with prior approved projects such as the SUN Tech School, Millmont Mennonite Church, Dollar General that have not been closed out.

The Special Projects committee goal is to convene between now and the next planning commission meeting.

VI. Old Business:**A. Plan Fee Schedule**

Shawn sent the planning commission members a resolution to look at. One of the items that is currently up in the air is administrative fee for plans we don't approve. Shawn is also awaiting a determination from our Solicitor as to whether we are truly obligated to keep the plans we don't have any approval over. Don Bowman feels if we have to store we should charge the municipality \$50.00 and if we do, it should be \$25.00 for a review fee. There was a motion by Jim Sanders to approve 1 through 4 and let flexibility for staff on #5 not to exceed \$50.00. Second by Susan Benfer. Motion carried.

VII. New Business:

None

VIII. Public Comment:

None

IX. Adjournment:

There was a motion by Don Bowman and second by Greg Prowant to adjourn the meeting at 6.06 pm. Motion carried.

Anthony Mike, Secretary

Date