

**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:

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

Planning Commission Members Absent:

Others Present:

Shawn McLaughlin, Planning Director	John DeIVecchio, Community Planner
Janice Wagner, Staff	Justin Ross, LIVIC

II. Reorganization:

A. Election of Officers

There was a motion by Ben Ranck to retain the same officers for the year 2021. Second by Sally Farmer. Motion carried.

Chairman – Donald Bowman
Vice-Chair – Susan Benfer
Secretary – Tony Mike

B. Committee Assignments

This will be done at the next meeting.

C. Appointment of UCPC Solicitor

There was a motion by Alan Zeigler to retain AxRunkle as the Solicitor for the 2021 calendar year. Second by Sally Farmer. Motion carried.

D. Appointment of UCPC Engineer

There was a motion by Susan Benfer to retain LIVIC Engineering as the engineers for the 2021 calendar year and PennCore Engineering as the alternate. Second by Alan Zeigler. Motion carried.

III. Minutes:

There was one correction to the minutes. James Sanders noted he should be listed as present at the December meeting as he was available for 3/4 of the meeting through Zoom. With this correction there as a motion by Alan Zeigler to approve the December 14, 2020 meeting minutes as mailed. Second by Sally Farmer. Motion carried.

IV. Committee Reports:

A. Subdivision Report – December 2020

Commission Actions

None

Staff Actions

1. Barry Libby – Lewis Twp., (2 lots), res., 13.97 acs., final.
2. Helen Snook Estate – West Buffalo Twp. (2 lots), res., 1.57 acs., add-on, final.

Municipal Reviews

3. Union Twp. Fire Company – Union Twp., (42 lots), rec., 19.47+/-, final, campground.
4. Wendell Stahl – Buffalo Twp., (3 lots), res., 1146.08 acs., final.
5. Kathleen Ditty – Limestone Twp., (1 lot), res., 4.82 acs., final.
6. Kelly Twp. Supr.- Kelly Twp., comm., LD – Addition.
7. Great Stream Commons – Gregg Twp., (1 lot), comm., 56.84 acs., prel., final lot #10.
8. Allen Klinger – Union Twp., (4 lots), res., 0.46 acs., add-on, final.
9. Nancy Snook – Limestone (1 lot), res., add-on, final
10. Linus Martin - Limestone/Mfbg., (2 lots), res., final.

There was a motion by Don Bowman to ratify the staff actions and municipal reviews. Second by Tony Mike. Motion carried.

B. Pine Valley Sewage Treatment Plant Waiver Request

They are building a new sewage treatment plant and replacing the existing one. They are requesting a waiver from Subdivision and Land Development requirements. Shawn spoke with Attorney Hoffman and he feels that as long as they are removing what is there and not increasing the impervious coverage and not changing the plan in any major way that a waiver would be warranted so long as they meet those conditions.

There was a motion by Greg Prowant to grant the waiver. Second by Alan Zeigler. Motion carried.

V. Correspondence and Information:

None

V. Director's Report:

Mr. McLaughlin reported he attended the County Trail Authority Board meeting; continued activities on administering the county COVID 19 Block Grant funds; site visits on Bridge 13 in Mifflinburg with the land owners; spent significant time on bridge projects; working on Annual Report; doing a lot of Zoom meetings. Shawn feels it may be a good time to look at our subdivision and land development fees as it has been a number of years since this has been done. Also, there continues to be on-going problems with the Stormwater Management Facilities for Dollar General in Hartleton Borough. They need to make some repairs as it is not working as designed by the engineers but it got to be too late in the year for construction so this will be corrected in the spring.

VI. Old Business:

None

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 5.20 pm.

Anthony Mike, Secretary

Date