

**REGULAR MEETING  
UNION COUNTY PLANNING COMMISSION**

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**I. Call to Order:**

Chairman Donald Bowman called the meeting to order at 4:30 p.m.

Planning Commission Members Present:

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

Planning Commission Members Absent:

Greg Prowant

Others Present:

Shawn McLaughlin, Planning Director  
Janice Wagner, Staff  
John DeVecchio, Planner

**II. Minutes:**

Being no additions or corrections to the minutes there was a motion by Sally Farmer to approve the April 12, 2021 meeting minutes as mailed. Second by Tony Mike. Motion carried. There was no May meeting

**III. Committee Reports:**

A. Subdivision Report – April 2021

Commission Actions

None

Staff Actions

None

Municipal Reviews

1. Jamie Peachey – Buffalo Twp., (1 lot), res., 2.93 acs., final.
2. Margaret Lauver – Limestone Twp., (2 lots), res., 129.54 acs., final.
3. Martin's Small Engine – Limestone Twp., (1 lot), comm., 4.00 acs., final, land development.
4. Clair Zimmerman – Buffalo Twp., (1 lot), agr., 101 acs., prel., final, land development.
5. McDonald's – Mifflinburg Boro – Lot Consolidation.

6. McDonald's - Mifflinburg Boro, (1 lot), comm., 1.18 acs., prel., final, land development.

Subdivision Report – May 2021

Commission Actions

1. Leon Martin – Hartley Twp., (1 lot), agr., 81.46 acs., final, land development, layering house.

Mr. Martin is proposing the development of two large poultry barns to access Davis Road. Staff has reviewed the plan and the following items need to be addressed: 1) add clear sight triangle and sight distances to the plan; 2) provide easements around stormwater management facilities; 3) provide estimated cost of improvements; 4) improvements guaranty agreement; 5) copy of PennDOT Highway Occupancy Permit; 5) execute Certificate of Ownership; 6) approved stormwater facilities maintenance agreement; and 7) satisfactory review by Commission engineer. No action is recommended at this time.

Municipal Reviews

2. Snappy's – Gregg Twp., (1 lot), comm., 6.98 acs., final, land development.
3. Great Stream Commons – Gregg Twp., (1 lot), comm., prel., final, land development.
4. PA American Water – White Deer Twp., final, land development.
5. Nicholas Yoder – White Deer Twp., (1 lot), res., 5.24 acs., final, lot consolidation.

Additional Plan Actions

**Brookside Acres** – West Buffalo Township.

The applicant's consultant has requested a 90-day time extension to expire on September 13, 2021.

There was a motion by Donald Bowman to grant the 90-day time extension to expire September 13, 2021. Second by Jim Sanders. Motion carried,

**Leon Ray Zimmerman** – Hartley Township

Conditional approval was granted at the April meeting, however, the applicant has been unable to obtain Erosion and Sedimentation approval and NPDES approval. Mr. Zimmerman is requesting a time extension to December 31, 2021.

There was a motion by Sally Farmer to grant the time extension to expire December 13, 2021. Second by Jim Sanders. Motion carried

**Steven Hoover** – West Buffalo Township

Mr. Hoover is requesting a time extension to July 12, 2021. He is waiting on Erosion and Sedimentation and NPDES approval.

There was a motion by Donald Bowman to grant the time extension to expire July 12, 2021. Second by Sally Farmer. Motion carried.

**SUN Area Technical Institute – New Berlin Borough**

We received an “as-built” plan for SUN Tech to correct stormwater issues.

There was a motion by Ben Ranck to approve the “as-built” changes. Second by Tony Mike. Motion carried.

There was a motion by Sally Farmer to approve the municipal reviews. Second by Jim Sanders. Motion carried.

**IV. Correspondence and Information:**

None

**V. Director’s Report:**

Mr. McLaughlin reported he attended a PREP meeting with SEDA-COG and DCED on economic development; attended a land use ethics webinar, a trail planning webinar; attended a FOCUS board meeting; trail authority board meetings; bid openings for Bridge #15; Gregg Township Supervisors meeting; attended a meeting in Kelly Township with Township, PennDOT and the hospital regarding the improvements at JPM and Hospital Drive; a lot of bridge work is underway so he is processing invoices, reviewing change orders. John, Shawn and the maintenance director completed reviewing and ranking consultants for the next County bridge engineering contract; Great Stream Commons has been really busy; rail trail has been taking a lot of time; advertised for a new employee to fill Pam’s position.

**VI. Old Business:**

A. Comprehensive Plan – Special Projects Committee

A meeting was held June 1<sup>st</sup> with the special projects committee. They were looking at the comprehensive plan and giving strengths and weaknesses. They are looking at a plan update as opposed to a new comp plan as the current one is perfectly serviceable it just needs the data from the census, the implementation tables updated and we need to take a look at housing, transportation, infrastructure etc. There will be another meeting in the upcoming near future.

**VII. New Business:**

None

**VIII. Public Comment:**

None

**IX. Adjournment:**

There was a motion by Don Bowman and second by Mark Wehr to adjourn the meeting at 5:25 pm. Motion carried.

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Anthony Mike, Secretary

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Date