

**Union Township Planning Meeting**  
**February 12, 2020**  
**4:30 pm**

The Union Township Planning meeting was called to order by Chairperson, Heather Daerr at 4:30 pm.

Board Members in attendance by roll call were Charles Trax, and Heather Daerr.

Also, in attendance, Gary Sweat, Solicitor, Jessica Stiner, Engineer and James Donahoe - Project Manager.

Heather Daerr started the meeting by welcoming new Board Supervisor, Mr. Ralph J. Opferman.

Board members in attendance by roll call were Mr. Trax, Ms. Daerr, and Mr. Sweat- solicitor.

Public Comment on Agenda items – No comments.

Motion to approve the minutes from January 8, 2020 Planning Department Meeting.

Motion by Heather Daerr, Second by Charles Trax.

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES. Motion Carried.

Discussion on Union Garden, LP/DSC Acquisitions, LLC ordinance text change request. Steven Victor from Victor Wetzel Associates addressed the committee about a new element that has arisen and they are looking for further direction. He presented drawings to the group. He said the first subject property is zoned RD/R1. His request is to modify their application to change the parcel to a C2. The recommendation from the township was to make a conditional use in the C2 district. He addressed another property that is in reclamation and is suitable to meet the criteria for the MUD and SD. They would like to keep the south parcel Union Gardens LD property as C2 and rezone Dennis's property to MUD and SD and he also has 2 more parcels and this request would make all of these properties the same classification. The curative of amendment in the C2 district that they are rezoning would take business and contracting businesses and professional businesses. He asked that they change from a (P) Permitted use to a (C) Conditional use. He also presented suggested standards for which the business services would be regulated as a conditional use. Ms. Daerr asked if they formally applied for rezoning as yet. Mr. Sweat said the application was denied. Now, they are able to reapply the DSC for the reclamation property making it MUD. Jessica Stiner said the request makes sense but they need to submit to the board so it could be considered and it depends on the order of things and the timing and this would avoid any spot zoning. The MUD allows them to do more with the SD. This information was just presented today to the solicitor. Mr. Sweat asked them to resubmit the information so they can have it at the March meeting and then the board can set a hearing date. Victor asked what the time frame would be for them to get a decision. Mr. Sweat said they have 60 days to make a decision. Jessica said they were asking if their initial fee could be applied to this new submission. Ms. Daerr said she would add this to the agenda. Victor said they do not remember being told it was officially denied. They would like to apply for the land development at the same time as the rezoning.

Discussion on Highland Village major and minor subdivision – They are in agreement that the minor items can be fixed. Another issue with sewer line has been resolved with recommendation from Harshman. The one major item is that Hidden Hollow Road is being upgraded from a private road to public local road. They have to produce an existing HOP for the road and Wooster is saying they cannot produce this permit. Mr. Sweat said they need get documentation as to why the HOP requirement does not apply. Scarmazzi asked if this can be tabled and if they have a workshop to discuss. They are working outside of the right away and the road is up to township specs. Jessica said that 88 is a Penn Dot road and

they need a permit for every road that intersects with 88. Jessica suggest that they need to hear from Penn Dot that they do not need the HOP permit. She said they do not know if there had been prior HOP for the road and, moving forward, they need to make sure that it is exempt. Ms. Daerr asked how long the process would take. Jessica said it should take a few days to hear back if there is an existing HOP. Mr. Sweat asked for the reasons that they do not need the HOP permit. Paul Scarmazzi said they do not need the permit because they are not tapping into 88 but into Hidden Hollow Road. Jessica said since the township is going to take over Hidden Hollow Road, they need to make sure that it is permitted correctly. Mr. Sweat suggested to put a maintenance agreement in place for Hidden Hollow Road until they can get answers back from Penn Dot.

Mr. Sweat said that he would like a letter from Wooster and the township would not take the road over until the HOP permit issue is resolved.

Ms. Daerr asked for them to have a meeting outside of the Planning Department meeting for Scarmazzi, Mr. Sweat, and Harshman Engineering.

Motion to table any issues regarding Scarmazzi HOP permit discussion.

Motion by Heather Daerr, Second by Charles Trax.

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES. Motion Carried.

Motion to Approve Visari property to add to the agenda for the board of supervisors. Ms. Daerr asked Jessica said she is recommending for the planning department to conditionally approve based on the January 31<sup>st</sup> letter from Harshman for the agenda of the board of supervisors.

Motion by Heather Daerr, Second by Charles Trax.

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES. Motion Carried.

Motion to table letters E through H on the 2-12-2020 Planning Meeting Agenda

Motion by Charles Trax. Second by Heather Daerr,

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES. Motion Carried.

Motion to adjourn the Planning meeting.

Motion by Heather Daerr, Second by Charles Trax.

Roll Call Vote: Charles Trax-YES, Heather Daerr-YES. Motion Carried.

---

James Donahoe, Secretary