

Union Township Planning Department
3904 Finleyville Elrama Road
Finleyville, PA 15332
July 10, 2019

The Union Township Planning Department meeting was called to order by Vice-Chairperson, Heather Daerr at 5:45pm Department members in attendance by roll call were Heather Dougherty, Michael Cruny-Solicitor, Jessica Barringer-Engineer and Jarrod D'Amico-Interim Planning Director/Zoning Code Enforcement. Chairperson, Charles Trax arrived at 6:00 pm.

Also, in attendance Nicole Dooley-Secretary.

Review of Agenda Items:

- A. Approve/Deny minutes from June 12, 2019 Planning Department meeting.
- B. Salmon Subdivision Review
- C. Mamie Subdivision Review
- D. NVR rezoning request & project update
- E. Greg Costa request for rezoning Tax Parcel ID 640-005-00-00-0031-01.
- F. Deborah Ferrare request for modification of the RD ordinance.
- G. Review of Township Zoning C1&C2 ordinance (Opferman appeal)
- H. Any Additional Items.

Public Comment on Agenda Items:

No public comment was made.

Motion to approve minutes from June 12, 2019 Planning Department meeting.

Motion by Heather Daerr, Second by Heather Dougherty

Roll Call Vote: Heather Daerr-YES, Heather Dougherty-YES. Motion carried.

Agenda item B. Engineer, Jessica Barringer stated there was no status change. No response has been made to the Engineers comment letter.

Motion to table agenda item B.

Motion by Heather Dougherty, Second by Heather Daerr

Roll Call Vote: Heather Daerr-YES, Heather Dougherty-YES. Motion carried.

Motion to conditionally approve the Mamie Subdivision conditioned upon an approved sewerage planning module.

Motion by Heather Dougherty, Second by Heather Daerr

Roll Call Vote: Heather Daerr-YES, Heather Dougherty-YES. Motion carried.

Engineer Jessica Barringer reported to the Planning Department regarding the rezoning request of the Dougherty property made by NVR/CEC for the Mineral Beach housing development. Miss Barringer recommend the Planning Department approve the next steps for the rezoning request. Bill Molinar from CEC spoke to the Planning Department regarding their rezoning request.

Motion to recommend to the Board of Supervisors the rezoning request of CEC based upon the application submitted conditioned upon comments of Engineers comment letter being addressed.

Motion by Heather Daerr, Second by Heather Dougherty

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

Motion to table Costa rezoning request.

Motion by Heather Dougherty, Second by Heather Daerr

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

Motion to deny agenda item F.

Motion by Heather Dougherty, Second by Heather Daerr

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

Motion to recommend to the Board of Supervisors make an amendment to the C1,C2,C3 & Industrial districts to have a contractor's yard be a conditional use in all commercial districts.

Motion by Heather Daerr, Second by Heather Dougherty

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

Motion to adjourn at 6:40 pm

Motion by Heather Daerr, Second by Charles Trax

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


Nicole L. Wright, Secretary/Treasurer