

**Union Township Planning Department Meeting
January 12, 2022
5:00 pm**

The Union Township Planning Department meeting was called to order by Supervisor Heather Daerr at 5:00 pm.

The Pledge of Allegiance was recited

Roll call: Heather Daerr, Supervisor; Charles E. Trax, Chairman
Absent: Heather Dougherty, Member

Also in attendance: Roberta Singer, Secretary/Assistant Treasurer; Terri Gladus, Project Manager; Sean O'Dell, Planning Director; Jamie Harshman, Harshman CE Group, LLC; Michael Cruny, Solicitor from Sweat Law Offices

Public Comment: None

Motion to table election of Board Officers until the next meeting when Heather Dougherty is present.
Deliberation: Attorney Cruny noted that this was fine and the positions will carry over.

Motion to approve minutes from December 8, 2021, Planning Department Meeting.

Motion: Daerr
Second: Trax
Deliberation: None
Roll: Daerr – yes Trax – yes
Motion Carried

O'Dell commented that he reviewed the plan and he recommends it to be conditioned upon a Phase 1 Developer's Agreement and requested bonding be put in place.

The Developer had no comments.

Motion to approve Highland Village Subdivision Plan – Phase 1 (revised 10/21/2021) conditioned upon completing Phase 1 Developer's Agreement and associated bonding in place.

Motion: Daerr
Second: Trax
Deliberation: None
Roll: Daerr – yes Trax – yes
Motion Carried

O'Dell gave background on history of previous approval. It is being brought forth again because some changes to the original plan, including an additional lot of approximately five (5) acres in the lot consolidation. He highlighted some items in the review letter that was submitted but he recommends it be approved conditionally.

NVR representative commented that they are having difficulties working with Peters Creek Sewer Authority.

Cruny commented that this does not change the zoning, and there are no concerns from his standpoint.

Motion to approve Joseph & Debra Lisanti and Shea Devt, LLC – Subdivision Plan No. 1 (revised 12/22/2021) conditioned upon satisfying Harshman CE Group, LLC's comments per review letter dated January 5, 2022.

Motion: Daerr

Second: Trax

Deliberation: None

Roll: Daerr – yes Trax – yes

Motion Carried

Motion to approve Pittsburgh Powder Coat, Inc. Sewage Facilities Planning Module – Component 4-A.

Motion: Daerr

Second: Trax

Deliberation: None

Roll: Daerr – yes Trax – yes

Motion Carried

O'Dell stated they completed a completeness review. He recommends it be approved conditioned upon addressing issues stated in the review letter. This approval will allow this to go to the Board of Supervisors to set a hearing date.

The applicant stated that they are prepared to give a full presentation, but Daerr stated that since the Board will want to see the whole presentation, a brief overview will suffice for now.

EQT representatives gave a brief presentation on their conditional use application and stated that they will give the full presentation to the Board of Supervisors in the form of a conditional use hearing.

Cruny asked the record to be clear that in his legal opinion, it is acceptable to move forward with this.

Motion to approve EQT – Sarah Well Site Conditional Use Application (binders in Sean O'Dell's office for review) conditioned upon satisfying Harshman CE Group's review letter dated December 22, 2021.

Motion: Daerr

Second: Trax

Deliberation: None

Roll: Daerr – yes Trax – yes

Motion Carried

Discussion regarding Planning Department alternate. Ms. Daerr stated that she spoke with Heather Dougherty and she feels it might be beneficial to have a different person as alternate because if Heather is away, it is likely that Will is away too. This will be on the next Agenda.

Public Comment: None

Motion to Adjourn meeting at 5:30 p.m.

Motion: Daerr

Second: Trax

Deliberation: None

Roll: Daerr – yes Trax – yes

Motion Carried



Roberta J. Singer, Secretary