

AGENDA
UNION TOWNSHIP BOARD OF SUPERVISORS
March 11, 2026

CALL MEETING TO ORDER – Flag Salute

SEWER PUBLIC COMMENTS – None

APPROVE THE LICKDALE SEWER/BOS MEETING MINUTES – February 11, 2026

APPROVE SEWER FINANCIAL REPORT – February 2026

SEWER OPERATOR’S REPORT – Dusty Keller

SEWER ENGINEER REPORT – Scott Rights

SEWER SOLICITOR’S REPORT – Paul Bametzreider

SEWER BUSINESS – None

SEWER BILLS PAYABLE – Sewer fund - \$19,323.98

BOS PUBLIC COMMENT - None

APPROVE BOS FINANCIAL REPORT – February 2026

CLEONA BOROUGH POLICE SERVICES – Chief Farneski

NORTHERN LEBANON FIRE AND EMERGENCY SERVICES – Zach Zerbe

Monthly report available with handouts (Only when provided by the NLFES)

LIFE LION AMBULANCE SERVICES – Joel Hocking

Monthly report available with handouts (Only when provided by Life Lion)

PLANNING COMMISSION – Steve Sherk

1. BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72 – discussed the access for the employee parking lot and Wolfe Lane will be used for access for emergency vehicles only.

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2. Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – discussed the plan.
3. MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72 – accept a 90-day time extension and approve the following 5 waiver requests. Revised Final Land Development Plan resubmitted. Plan expires on March 4, 2026.
 1. Section 3.04.B – the Preliminary Plan submission requirement – This waiver is being requested based on the single-phase construction proposed by the plan. All Preliminary and Final Plan requirements will be satisfied prior to plan approval.
 2. Section 4.03.C.5 – Requirement of Maximum scale of a plan – The applicant would like to submit the plan at 1”=30’ in order to be able to show the whole of the project on a single plan sheet and thereby lessening the amount of pages in the plan set and making the plan easier to read and interpret.
 3. Section 5.13.B.1 & 5.13.B.4 – Sidewalks – The applicant would like a modification of the section in as much as the applicant still proposes sidewalk however it is only 5’ wide instead of the required 10’ and it is proposed internal to the site instead of along the right of way of the road.
 4. Section 5.22 – Environmental Impact Assessment Report – Site is vacant with significant additional resources. A Traffic Impact Study confirms the project will not exceed the permitted vehicle trips per day or peak directional trip thresholds. The project will be served by existing public utilities with sufficient capacity. A Wetland Delineation Study was completed. All proposed site disturbance will occur outside of delineated wetlands and proposed stormwater management facilities will be discharged via level spreaders to wetlands. Additionally, no historic resources are associated with the property.
4. Review of the following Zoning Text Amendments – discuss the newly presented text amendments:
 1. Short-term rentals, non-commercial keeping of livestock & domestic fowl, fences, walls and hedges, parking and storage of unlicensed vehicles, and retail sales for home goods/home-made in the AG district.
 2. Review the authorization to create a new text amendment for the retail sales for home goods/home-made in the AG district (February 11, 2026, BOS Meeting recording).
 3. Explain the codification process and why it is necessary to be completed for the Township.

ZONING OFFICER’S REPORT – Brent McFeaters

ROAD FOREMAN REPORT – Bryan Michael

ENGINEER’S REPORT – Steve Sherk

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SOLICITOR’S REPORT – Paul Bametzreider

1. Approve the HOP Indemnification Agreement – MAHG, LLC – 81 room hotel
2. Ordinance #196 - A request for a new handicapped parking space located at 413 Jonestown Road. Being requested by a Lynn O’Connor, who presently resides at the Manor House facility. Also, would like to remove an existing Handicap space at 417 Jonestown Road, which is no longer needed.
3. Mohamed Kenz - Update

BOS BUSINESS –

1. Approve the Memorial Day Parade route being held on Monday May 25, 2026, starting at 8:30 am (approximately 60 mins)– Staging area will take place within the Lebanon Free church parking lot. The parade will travel along Shepherd Street onto Jonestown Road then heading east and over the bridge. Along with route approval, the organizers must provide Union Township with an insurance certificate removing the liability from the Township if something were to happen along the parade route within the Union Township. Parade Contact is Nate Carpenter – 717-623-5576.
2. Approve the amount for the Tire Collection Contribution (last year’s amount was \$650.00). The Lebanon Tire collection will be held on Wednesday April 29, 2026, from 8:00 AM to 4:00 PM, drop off location will be the Lebanon Expo Center located at 80 Rocherty Road, Lebanon PA 17042. Pre-registration closes on April 13, 2026. Pre-registration must be filled out/completed and emailed to Lydia.mohn@lccd.org. Forms are in the foyer area of the township building in the bin.

BOS BILLS PAYABLE -

General, Recycling, Liquid Fuels, Street Light, and Payroll Funds - \$63,311.99

DATE OF NEXT PLANNING COMMISSION MEETING:

Wednesday, April 1, 2026 - 7:00 PM

DATE OF NEXT LICKDALE SEWER/BOARD OF SUPERVISOR’S MEETING:

Wednesday, April 8, 2026 - 6:30 PM

ADJOURNMENT