

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
August 7, 2019
Union Township Building
Lickdale, PA

Dave Yavoich, Chairman called the meeting to order at 7:00 p.m.

Attendance

David Yavoich, Chairman
Karl Hinkle, Vice Chairman
Dave Matterness, Secretary
Frank Via, Commission Member
Glenn Rudy, Commission Member
Liz Krause, Zoning Officer/Recording Secretary
Steve Sherk, Township Engineer
Three Supervisors-Dennis Firestone, Gary Longenecker, Kerry McCrary
Two Residents
Josh Weaber, Chrisland Engineering
Jim McCarthy, McCarthy Engineering

Approve the Minutes

Dave Matterness made a motion seconded by Frank Via to approve the minutes from the July 2019 Planning Commission meeting. All approved.

Public Comments - None

New Business

Freightliner Minor Subdivision & Preliminary/Final Land Development Plan

Steve Sherk explained that a representative for Freightliner will be attending next month's meeting. He said there are lots of comments related to stormwater and parking concerns and there will also be a meeting to discuss the traffic signal. Dennis Firestone added that the meeting is scheduled for August 23rd. Herb Eckert asked if the only access is on Old Forge Road and not State Route 72. Steve Sherk confirmed that the only access is from Old Forge Road. Gary Longenecker asked who maintains the light now. Steve said at this time the Township maintains the traffic light, but Love's may have initially. After a discussion regarding the plan, Dave Matterness made a motion seconded by Frank Via to accept the Freightliner Minor Subdivision & Preliminary/Final Land Development Plan for review. All approved.

Old Business

Lebanon Valley Cycles Land Development Plan

Joshua Weaber of Chrisland Engineering gave the Planning Commission a brief overview of the plan which he said proposes a building for storage on the west end of the existing building and they are not requesting any additional parking facilities. He noted that they are expecting to

have the financial security in place for next week's Supervisor's meeting and are hoping to get approval of the waivers and conditional approval of the plan. Steve Sherk added that they have received E & S approval and he has no issues with the waivers that are requested. Frank Via made a motion seconded by Dave Matterness to recommend the Board grant the waivers as noted in Steve Sherk's August 5th comment letter. Steve added that he had no issues with the Planning Commission granting conditional approval of the plan. Dave Matterness made a motion seconded by David Yavoich to recommend the Board approve the plan contingent upon all items in Steve Sherk's August 5th comment letter being satisfied. All approved. Dave Matterness made a motion seconded by David Yavoich to recommend the Board accept the 90-day extension for the Lebanon Valley Cycles Land Development in the event that additional time is required

Aleta Babe Subdivision Plan

Josh Weaber (filling in for Bob Gerhart) explained to the Planning Commission there are no plans to develop the lot that is created through this subdivision, and they will not be constructing the street that is shown on the plan, because it's just on paper to navigate the flag lot prohibition. Steve Sherk presented the Planning Commission with the DEP Planning Waiver & Non-Building Declaration which needed Planning Commission approval. Dave Matterness made a motion seconded by Glenn Rudy to authorize approval of the DEP Planning Waiver. All approved.

Steve Sherk said he has no issues with the waivers as requested. Dave Matterness made a motion seconded by Glenn Rudy to recommend the Board approve the waivers as stated in Steve Sherk's August 2nd comment letter. All approved. Steve also said the Planning Commission could recommend the Board approve the plan when they are provided with signed plans. David Yavoich made a motion second by Dave Matterness to recommend the Board approve the plans with the condition that the signed plans are provided to the Board. All Approved. Dave Matterness also made a motion seconded by Frank Via to recommend the Board accept a 90-day time extension as requested. All approved.

Babu Patel Two Lot Subdivision

Jim McCarthy of McCarthy Engineering noted that the private street shown on the plan is just on paper for now, and a DEP Planning Waiver will have to be submitted because there is no development shown on this subdivision plan. He added that a Planning Module will have to be submitted to DEP when the owner plans to build on the property.

Steve Sherk said this subdivision is not ready for approval, but the Planning Commission could approve the seven waivers as requested. Dave Matterness made a motion seconded by Frank Via to recommend the Board approve the seven waivers as noted in Steve Sherk's August 7th comment letter. All approved.

ADJOURNMENT

David Yavoich adjourned the meeting at 7:40p.m.

Respectfully submitted,

Liz Krause
Recording Secretary