

**MINUTES**  
**UNION TOWNSHIP PLANNING COMMISSION**  
**July 1, 2020**  
**Union Township Building**  
**Lickdale, PA**

David 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 (absent)  
Glenn Rudy, Commission Member  
Herb Eckert (Alternate Commission Member)  
Liz Krause, Zoning Officer/Recording Secretary  
Steve Sherk, Township Engineer  
Two Supervisors-Dennis Firestone, Gary Longenecker  
Greg Kowalski, H. Edward Black & Associates for Wellspan

**Approve the Minutes**

Dave Matterness made a motion seconded by Karl Hinkle to approve the minutes from the June 3, 2020 Planning Commission meeting. All approved.

Public Comments - None

**Old Business**

**Freightliner Minor Subdivision & Preliminary/Final Land Development Plan**

Steve Sherk, Township Engineer said there is nothing new to report on the Freightliner Plan, and they expressed interest in attending the August meeting to obtain plan approval, but there is a possibility they will change the plan from a preliminary/final plan to a preliminary plan because of the timeline being altered due to Covid-related issues which could have affected their construction schedule. Since no action was taken, the plan was tabled until the August meeting.

**Home 2 Suites Subdivision & Land Development Plan**

Steve Sherk, said there is no change on the Home 2 Suites Plan, and no action is required except to accept the 45-day time extension. Dennis Firestone asked if the cross-access driveway agreement to the adjoining property has been prepared, but Steve Sherk said he hasn't seen anything yet. After a brief discussion regarding the outstanding items remaining to be satisfied, Dave Matterness made a motion seconded by Herb Eckert accept the 45-day time extension as granted in Craig Bonenberger's letter dated June 22, 2020. All approved.

### **Lebanon Federal Credit Union Final Land Development Plan**

Steve Sherk said he received a revised plan submission yesterday but did not have time to review it prior to the meeting but hopes to have his comment letter prepared in the following week and noted that the Planning Commission should act on the time extension that was granted until September 22<sup>nd</sup> in Chrisland Engineering's letter dated June 22, 2020. Herb Eckert made a motion seconded by Dave Matterness to accept the time extension until September 22, 2020 for the Lebanon Federal Credit Union Land Development Plan. All approved.

Dave Matterness asked if they looked at the driveway situation, and after review of the revised plan Karl Hinkle pointed out that Item #26 of Chrisland Engineering's revised plan submission letter stated that "Consideration has been given to a single access to both lots, however, Lebanon Federal Credit Union prefers to maintain access to Jonestown Road to protect against future development on the residual lot." Glenn Rudy said he is still concerned about the distance of the access drive from the neighboring property, but Steve Sherk said that since the Township doesn't have an access management ordinance in place there is nothing in the current ordinance to prohibit it. No other action was taken, and the plan was tabled until the August meeting.

### **Wellspan Preliminary/Final Lot Consolidation Plan**

Greg Kowalski of H. Edward Black & Associates explained that this plan proposes the consolidation of four existing lots into one 2.45-acre property on the northeast corner of State Route 72 and Jonestown Road for the eventual development of a 13,877 square foot medical office building for Wellspan upon which the preliminary land development plan for this project has now been submitted separately and will be the next part of the discussion. Steve Sherk said that this lot consolidation plan is pretty cut and dry noting that it was previously combined as a lot consolidation and land development plan, but they decided to separate it and do the subdivision first and are asking for a waiver to allow for preliminary/final plan submittal. After a brief discussion, David Yavoich made a motion seconded by Karl Hinkle to recommend the Board approve the waiver to Section 3.04 to allow for preliminary/final plan submittal. All approved.

Steve added that the only technical issue would be that since the County reviewed the original plan as a combined Subdivision and Land Development Plan, the County may need to provide a separate letter for just the subdivision plan prior to plan approval, but he would be comfortable if the plan was recommended for approval contingent upon the County's report because the County already reviewed the subdivision part of the plan when it was submitted as a combined Subdivision & Land Development Plan. Greg Kowalski added that they have already addressed the comments they received from the County for the subdivision part of the plan when it was submitted as a combined plan. A lengthy discussion was held after David Yavoich noted that at last month's meeting the Planning Commission said they are not in favor of conditional approvals but Steve Sherk said that this is just a minor technicality that is not typical for most plans and a situation like this has never come up in the past. After Steve Sherk said they should have the new letter from the County before next week's Board meeting, Herb Eckert made a motion seconded by Karl Hinkle to recommend the Board approve the Wellspan Preliminary/Final Lot Consolidation Plan. All approved.

## Wellspan Preliminary Land Development Plan

Greg Kowalski explained that this preliminary land development plan shows a 13,877 square foot medical office building which will be constructed in two phases, and noted that all the Stormwater facilities will be installed with the Phase I construction. He presented the Planning Commission with new documents showing the revisions made after Steve's initial comment letter. Steve Sherk added that he organized his comment letter as it relates to the items in the preliminary plan so they can concern themselves with the items that pertain to just preliminary plan approval at this time, and noted that Mr. Kowalski would like guidance from the Planning Commission on the following waivers so he can make his final plan revisions:

- Section 4.03.C.8- regarding a traffic impact study
- Section 5.04.C.1 – to allow a row of 5' high and a row of 2' high evergreen planting to provide high level and low level screening instead of an 8' high fence on the eastern property line abutting the residential use property.
- Section 5.13.A – Waiver to curbing requirement along the western ROW along SR 72
- Section 5.13.B – Waiver to sidewalk requirement along SR72 ROW
- Section 5.13.B.4- Waiver to reduce the width of the sidewalk to 5'
- Section 13.d (Stormwater Ord.) waiver for the use of HDPE smooth walled corrugated stormwater piping
- Section 13e regarding the crown pipe

A lengthy discussion was held on the waiver requests and the following action was taken on each of the waivers:

Herb Eckert made a motion seconded by Dave Matterness to recommend the Board approve the waiver to Section 4.03.C.8 regarding the requirement of a traffic impact study. All approved. David Yavoich commented that his concern was that they don't have the information showing that they won't generate 1,000 trips per day, but Karl Hinkle said he doesn't feel that the medical facility will generate 1,000 trips per day.

Dave Matterness made a motion seconded by Herb Eckert to recommend the Board approve the Waiver to Section 5.04.C.1 to allow a row of 5' high and a row of 2' high evergreen planting to provide high level and low level screening instead of an 8' high fence on the eastern property line abutting the residential use property. David Yavoich voted Nay. Motion carried.

Dave Matterness made a motion seconded by Herb Eckert to recommend the Board approve the waiver to Section 5.13.A regarding the curbing requirement along the western ROW along SR 72. All approved.

Dave Matterness made a motion seconded by Herb Eckert to recommend the Board approve the waiver to Section 5.13.B regarding the sidewalk requirement along SR72 ROW. All approved.

Herb Eckert made a motion seconded by Glenn Rudy to recommend the Board approve the waiver to Section 5.13.B.4 to reduce the width of the sidewalk to 5'. All approved.

Herb Eckert made a motion seconded by Dave Matterness to recommend the Board approve the waiver to Section 13.d (Stormwater Ord.) for the use of HDPE smooth walled corrugated stormwater piping. All approved.

Since it was determined that the developer will be meeting the requirements to Section 13e with the pipe they are proposing, the waiver to this Section was not required.

Herb Eckert made a motion seconded by Glenn Rudy to accept the 90-day time extension as granted in Greg Kowalski's letter dated June 23, 2020. All approved. No other action was taken, and the plan was tabled until the August meeting.

**Adjournment**

David Yavoich adjourned the meeting at 8:21 p.m.

Respectfully submitted,

Liz Krause  
Recording Secretary