

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
September 2, 2020
Union Township Building
Lickdale, PA

Karl Hinkle 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 (absent)
Steve Sherk, Township Engineer
Three Supervisors-Dennis Firestone, Gary Longenecker, Kerry McCrary
Josh Weaber, Chrisland Engineering for Lebanon Federal Credit Union

Approve the Minutes

Dave Matterness made a motion seconded by Glenn Rudy to approve the minutes from the August 5, 2020 Planning Commission meeting. All approved.

Public Comments - None

Home 2 Suites Subdivision & Land Development Plan

Since no new information was received on the plan, Herb Eckert made a motion seconded by Dave Matterness to accept a 180-day time extension for the Home 2 Suites Subdivision and Land Development Plan. No other action was taken, and the plan was tabled until the October meeting.

Lebanon Federal Credit Union Final Land Development Plan

Steve Sherk said they have addressed all the technical comments and they are waiting on the Developer's Agreement, the Stormwater Agreement and the Financial Security. Steve added that also received an email from the Deputy Fire Chief who said they reviewed the plan and had no issues with anything and was the only remaining comment outside of the administrative items that needed satisfied. Josh Weaber of Chrisland Engineering said the documents are with the credit union and their Solicitor has been working with the Township Solicitor to finalize the agreements and the credit union is working on the financial security. Steve asked if they will have everything ready for the Supervisors meeting next Wednesday. Mr. Weaber said they were asking for conditional approval of the plan with the condition of posting the financial security and the agreements which they hope to have submitted by the end of the week based on conversations with the credit union. Dave Yavoich noted that the Planning Commission tries to

avoid conditional approval and these things should be in place before the plan moves to the Supervisors for approval. Since the plan was not ready to move forward to the Board, Dave Matterness made a motion seconded by Herb Eckert to accept the time extension until December 10, 2020 as granted in Josh Weaber's letter dated August 27, 2020. All approved. No other action was taken, and the plan was tabled until the October meeting.

Huffman Minor Subdivision Plan Request for Planning Waiver Non Building Declaration

Steve Sherk explained to the Planning Commission that this plan does not require new sewage disposal facilities and he recommends approval of the Planning Waiver for the Huffman Minor Subdivision Plan that was approved at last month's meetings. Herb Eckert made a motion seconded by Dave Matterness to approve the Request for Planning Waiver Non-Building Declaration for the Huffman Minor Subdivision Plan. All approved.

Adjournment

Dave Yavoich adjourned the meeting at 7:09 p.m.

Respectfully submitted,

Liz Krause
Recording Secretary