

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
October 7, 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
Glenn Rudy, Commission Member
Liz Krause, Zoning Officer/Recording Secretary
Steve Sherk, Township Engineer
One Supervisor - Gary Longenecker
Mike Thorley, 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 September 2, 2020 Planning Commission meeting. All approved.

Public Comments - None

Home 2 Suites Subdivision & Land Development Plan

Since no new information was received, the plan was tabled until the November meeting.

Lebanon Federal Credit Union Final Land Development Plan

Mike Thorley of Chrisland Engineering said the agreements have been delivered to Atty. Bametzreider as well as the financial security, but he had a few comments on the financial security that must be changed, and the Credit Union cannot get those changes made until tomorrow. Mr. Thorley added that Atty. Bametzreider said he wouldn't have a problem with the Planning Commission recommending conditional approval of the plan and Steve Sherk referred to the email from Atty. Bametzreider which stated that he doesn't think the issues with the letter of credit can't be resolved before next week's Supervisors meeting, so Steve said he and Atty. Bametzreider wouldn't have any issues with a recommendation for approval contingent upon those items noted by Paul being corrected in the Letter of Credit before the Supervisors meeting.

Dave Yavoich asked what else is outstanding other than the Letter of Credit, and Steve Sherk said the Letter of Credit is the only outstanding item. Dave Yavoich said his only concern is that they stated last month that the Letter of Credit would be ready in a day or two and it is still not done. Glenn Rudy said Atty. Bametzreider knows how the Board feels about conditional approvals and Dave Yavoich said they have this issue most meetings.

Dave Matterness commented that the developer has everything else done and it's guaranteed it's going to be happening. Steve said he understands the situation and that sometimes the people sitting in the offices don't realize how important it actually is and fundamental to the plan approval process and probably look at it as an afterthought. Steve said Paul did identify the three issues that he had with the verbiage in the Letter of Credit, one being they listed the state as North Carolina and it needed to be changed to the Commonwealth of Pennsylvania, and the other items were just two small typos in the Letter of Credit that needed corrected. Dave Yavoich said he does not feel it should be moved forward until everything is completely done.

Mr. Yavoich asked for a motion to move the Lebanon Federal Credit Union Plan forward to the Board with everything completed except the letter of credit. Dave Matterness made the motion which was seconded by Karl Hinkle to move the plan forward contingent upon receipt of the letter of credit. Mr. Yavoich asked if there was any discussion and Karl Hinkle said some of the requests for conditional approval are more complex than others and the line must be drawn somewhere. Dave Matterness said he can remember a few months ago there were two different situations, where one developer had one little item to be taken care of which they guaranteed would be completed before the Board meeting the following week and the Planning Commission moved it forward to the Board. The other plan required three or four things to be satisfied and the Planning Commission did not move the plan to the Board at that time. Mr. Matterness said this is the same type of situation where this is just one little thing such as wording in the letter of credit that needs corrected. Karl Hinkle agreed that it is pretty much cosmetic, and there is no problem obtaining the financial security, there's just some wording that needs corrected before it can be approved. Liz Krause noted that she thinks the reason for some of the delay is that initially the first letter of credit they provided was from the Lebanon Federal Credit Union themselves, and Atty. Bametzreider said the Letter of Credit must be provided by an independent financial institution and not by the Credit Union. After another discussion Dave Yavoich asked for a vote on moving the plan forward with everything completed except the letter of credit: Karl Hinkle and Dave Matterness voted in favor of moving the plan forward to the Board. Dave Yavoich, Frank Via, and Glenn Rudy were opposed to moving the plan to the Board. The motion did not carry, and the Lebanon Federal Credit Union Land Development Plan was tabled until the November meeting.

Adjournment

Dave Yavoich adjourned the meeting at 7:11 p.m.

Respectfully submitted,

Liz Krause
Recording Secretary