

December 14, 2022  
Lickdale, PA

The Union Township Board of Supervisors held a Public Hearing regarding a text amendment for a truck parking facility in the Commercial Zoning District on Wednesday December 14, 2022. The Hearing was held at the Municipal Building, 3111 SR 72, Jonestown, PA

Dennis Firestone called the Hearing to order at 6:05 p.m.

Present:

Dennis Firestone, Chairman

Kerry McCrary, Vice Chairman

Gary Longenecker, Secretary

Brent McFeaters, Township Manager

Elizabeth Krause, Zoning Officer

Bryan Michael, Road Crew Supervisor

Paul Bametzreider, Township Solicitor

Steve Sherk, Township Engineer

Atty. David J. Tshudy of Troutman Pepper for Lickdale Associates

Five (5) Residents

Dennis Firestone turned the Hearing over to Paul Bametzreider, Township Solicitor who announced that this Public Hearing regarding a possible amendment to the Township's Zoning Ordinance (Ordinance #137 of 2008) had been duly advertised in the Lebanon Daily News and a copy of the Ordinance has been submitted to Lebanon County Planning and the Township Planning Commission. He noted that the proposed amendment, if adopted would allow a truck parking facility within the Commercial Zone subject to certain conditions which are identified in the ordinance.

Atty. David Tshudy of Troutman & Pepper explained that Lickdale Associates, LP is proposing a gated truck-parking facility on their property south of Love's Travel Stop on Old Forge Road, but the Township's Zoning Ordinance does not address such a use in the Commercial Zoning District, so they are proposing a text amendment to the Zoning Ordinance.

Atty. Tshudy said the Ordinance defines a truck parking facility and states that it will be subject to the following regulations as addressed in the text amendment:

**8.B.20.a.** Minimum lot size shall be 5 acres.

**8.B.20.b.** The lot shall front on a public street classified as an arterial or collector roadway as defined in the Union Township Comprehensive Plan, or as otherwise classified by the Board of Supervisors by official resolution, and have a minimum frontage along such road of 300 feet.

**8.B.20.c.** Truck parking facilities shall be set back at least three hundred (300) feet from any lot containing a residential use, school, day-care facility, playground, library, hospital, or nursing/rest/retirement home.

**8.B.20.d.** The truck parking spaces shall be no less than 75 feet long and no less than 12 feet wide.

**8.B.20.e.** Maximum density of 15 truck parking spaces per gross acre.

**8.B.20.f.** The owner or operator of a truck parking facility shall provide suitable trash collection facilities with trash removal no less than twice a week or more often if deemed necessary by the Zoning Officer.

**8.B.20.g.** The owner or operator of a truck parking facility shall provide clean sanitary restrooms, which may be portable facilities. Restrooms shall be cleaned, and, if portable, pumped, no less than twice a week or more often if deemed necessary by the Zoning Officer.

**8.B.20.h.** Prior to the issuance of a zoning permit, a site plan of a truck parking facility (prepared pursuant to Section 13.Z.4.k of this Ordinance) shall be reviewed for compliance with this Section 8.B.20 and all other applicable sections of this Ordinance. Unless waived pursuant to Section 8.02 of the Subdivision and Land Development Ordinance of Union Township (Ordinance No. 143, as amended), the development of a truck parking facility shall be considered "land development" thereunder. Nevertheless, if land development plan approval is so waived, the zoning permit applicant shall reimburse the Township for all professional consultant review fees related to the waiver request and the site plan review in accordance with Section 8.04.B of the Subdivision and Land Development Ordinance of Union Township (Ordinance No. 143, as amended). In addition, a Stormwater Management Plan must be approved by the Board of Supervisors pursuant to the Union Township Stormwater Management Ordinance (Ordinance No. 144, as amended) and recorded and suitable financial security must be posted to guaranty completion of the proposed stormwater facilities prior to the issuance of a zoning permit.

**8.B.20.i.** Truck parking facilities shall be designed such that the access drives are of sufficient length to avoid the stacking of vehicles on public streets and in accordance with Section

13.Z.4.h of this Ordinance, and no truck parking shall be permitted on in or along the entrance access drives.

**8.B.20.j.** Truck parking facilities shall be completely surrounded by a fence of no less than 8 feet tall and the entrance(s) gated with a 24-hour secured gate.

**8.B.20.k.** Lighting poles shall be installed in the interior of truck parking facilities to provide proper lighting therein and to prevent any unreasonable glare or light pollution on adjoining properties and in accordance with Section 13.Z.4.j of this Ordinance.

**8.B.20.l.** Except as otherwise provided in this Section 8.B.20, truck parking facilities shall be designed to the standards set forth in Section 13.Z.4.i of this Ordinance and Section 5.20 of the Subdivision and Land Development Ordinance of Union Township (Ordinance No. 143, as amended); provided, however, that the provisions of Section 5.20.A.8 (regarding handicapped accessibility) and Section 5.20.A.14 (regarding interior landscaping) shall not apply to truck parking facilities.

**8.B.20.m.** If requested by the Zoning Officer during his/her review of the site plan, the owner or operator of a truck parking facility shall plant and permanently maintain shade trees at approximately 40-foot intervals around the truck parking facility.

Atty. Tshudy noted the Township had workshops to go over the language in the Ordinance and revisions were made based on those workshops and that a truck parking facility would still be subject to Land Development approval.

Atty. Bametzreider opened the floor for questions from the residents, but there were no questions from any residents.

Atty. Bametzreider asked if the Board had any comments or questions and Dennis Firestone asked if Jeff Camp will be making a contribution of \$150,000.00 for traffic improvements. Steve Sherk noted that since the Township can't require the developer to improve the intersection during land development because the property doesn't directly adjoin the intersection, now is the appropriate time to negotiate for that contribution and Atty. Tshudy indicated that the contribution would be made for those improvements.

ADJOURNMENT

Since there were not other questions or comments, Atty. Bametzreider adjourned the Hearing at 6:15 p.m.

Respectfully submitted,

Elizabeth Krause  
Recording Secretary