

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
December 7, 2022
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 (absent)
Liz Krause, Zoning Officer/Recording Secretary
Three Supervisors, Dennis Firestone, Gary Longenecker and Kerry McCrary
Atty. David J. Tshudy of Troutman Pepper for Lickdale Associates

Approve the Minutes

Frank Via made a motion seconded by Karl Hinkle to approve the minutes from the October 5, 2022, Planning Commission meeting. All approved.

Public Comments – None

Old Business

Zoning Ordinance Text Amendment – Ordinance # 187 – Regulations for a Truck Parking Facility

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 they are subject to the following regulations:

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 added that Atty. Bametzreider and Steve Sherk have reviewed the Text Amendment several times and noted that this project would still be subject to Land Development approval. Dave Matterness asked how this Ordinance compares to other Township's Ordinances, but Steve Sherk said this is a unique use for this area. Karl Hinkle asked if someone will be on site, and Atty. Tshudy said there will be a property manager on call 24 hours. David Yavoich asked if there will be access to Love's from the parking area, and Atty. Tshudy said the intent is to install a sidewalk going towards Loves. After a lengthy discussion regarding the text amendment to the Zoning Ordinance, Dave Matterness made a motion seconded by Karl Hinkle to move Ordinance # 187 forward to the Board of Supervisors for adoption. All approved.

Home 2 Suites Subdivision & Land Development Plan

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

Miller Bed & Breakfast Subdivision & Land Development Plan

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

19 Silvertown Road Minor Subdivision Plan

Since Chrisland Engineering granted a 90-day time extension in their letter dated November 30, 2022. Dave Matterness made a motion seconded by Frank Via to recommend the

Board accept the 90-day time extension for the Silvertown Road Minor Subdivision Plan. All approved. No other action was taken, the plan was tabled until the January 2023 meeting

Collins Self Storage Land Development Plan

Steve Sherk said DEP is requiring a NPDES permit, and the developer is working on addressing his recent comment letter and have also granted the Township a 90-day time extension as stated in Chrisland Engineering’s letter dated November 30, 3022. Frank Via made a motion seconded by Dave Matterness to recommend the Board accept the 90-day time extension. All approved.

Derr/Prokop Subdivision Plan

Steve Sherk noted that the developer of the Derr/Prokop Subdivision Plan is working on the required agreements and obtaining the Letter of Credit and should be ready for approval at the January meeting. He noted that Matthew & Hockley has granted a 90-day time extension as stated in their letter dated December 5, 2022. Dave Matterness made a motion seconded by Frank Via to recommend the Board accept the 90-day time extension. All approved.

Dennis Firestone asked what would happen if the Township did not accept the time extensions and Steve Sherk said the plans would automatically be deemed approved unless the Board takes official action to disapprove these plans. After a lengthy discussion regarding the time extensions, the Planning Commission said they would like the developers to state the reason why the time extensions are required for their plans. Liz Krause said in the future she will ask the developers to state the reason for the time extensions in their letters granting the extensions.

Adjournment

David Yavoich adjourned the meeting at 7:39 p.m.

Respectfully submitted,

Liz Krause
Recording Secretary