

MINUTES
UNION TOWNSHIP PLANNING COMMISSION
February 1, 2023
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)

Herb Eckert (Alternate for Glenn Rudy)

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 Dave Matterness to approve the minutes from the December 7, 2022, Planning Commission meeting. All approved.

Public Comments – None

Organize

David Yavoich appointed Liz Krause Temporary Chairman.

Krause opened the floor for nominations for Chairman.

Frank Via made a motion seconded by Herb Eckert to nominate David Yavoich as Chairman. All approved. Motion carried.

Krause opened the floor for nominations for Vice Chairman.

Dave Yavoich made a motion seconded by Dave Matterness to nominate Karl Hinkle as Vice Chairman. All approved. Motion carried.

Krause opened the floor for nominations for Secretary.

David Yavoich made a motion seconded by Frank Via to nominate Dave Matterness as Secretary. All approved. Motion carried.

Liz Krause turned the meeting back to Chairman Yavoich.

Old Business

Home 2 Suites Subdivision & Land Development Plan

Karl Hinkle made a motion seconded by David Yavoich to accept the 90-day time extension as granted in Chrisland Engineering's letter dated January 30, 2023. It was noted that Chrisland Engineering recently got involved with this plan and Josh Weaber said they will hopefully have the plan updated in the near future. No other action was taken, and the plan was tabled until the March meeting.

Miller Bed & Breakfast Subdivision & Land Development Plan

Herb Eckert made a motion seconded by Dave Matterness to accept the 90-day extension as granted in Chrisland Engineering's letter dated January 30, 2023. Liz Krause said Josh Weaber said this plan was delayed mainly due to the HOP as they were working through the driveway location, and the owners are in the process of securing the letter of credit. No other action was taken, and the plan was tabled until the March meeting.

19 Silvertown Road Minor Subdivision Plan

Steve Sherk said no new information has been received on this plan that is creating a new residential lot. Since no action was taken, the plan was tabled until the March meeting.

Collins Self Storage Land Development Plan

Steve Sherk said there has been no activity on this plan and the developer may be putting the plan on hold due to the cost being more than anticipated. No action was taken, and the plan was tabled until the March meeting.

Derr/Prokop Subdivision Plan

Steve Sherk said the letter of credit and the agreements are in place for this plan which is ready for approval. After a brief discussion, Dave Matterness made a motion seconded by Herb Eckert to recommend the Board approve the Derr/Prokop Subdivision Plan. All approved

New Business

Lickdale Tractor Trailer Parking Lot – Request for Waiver from Land Development

Atty. David Tshudy of Troutman Pepper presented the Planning Commission members with a site plan, a landscape plan and photometrics plan of the proposed tractor trailer parking lot on behalf of Lickdale Associates, L.P. which will be next to Loves. He noted that the applications for NPDES and stormwater management plan approvals are being submitted to the appropriate agencies but as contemplated by Section 8.B.20.h. of the Union Township Zoning Ordinance and Section 8.02 of the Union Township Subdivision & Land Development Ordinance, Lickdale Associates, L.P. is requesting a waiver from major land development approval for the proposed development since no buildings are proposed on this lot. He pointed out that the plans do demonstrate compliance with the applicable ordinances and the stormwater management plan meets the requirements of the state and local regulations and will still meet the requirements of the Subdivision and Land Development Ordinance. In lieu of the submission, process, and approval of a major land development plan for the proposed development and use, he added that his client is offering a contribution to the Township in the amount of \$150,000.00 which is intended to offset the Township's costs related to its planned off-site roadway improvements and asked the Planning Commission for a recommendation to waive the land development approval process. He added that his client will also cover all the Engineer and Attorney related fees and will also provide financial security.

A lengthy discussion was held about waiving the land development process and David Yavoich said he is concerned about setting a precedence if land development is not required for this project. Steve Sherk, Township Engineer said that going through the land development process for this project will not evolve this design to something better and land development

could be required for a truck parking facility on a different parcel. Dennis Firestone commented that the land can't be used for anything else. Dave Matterness asked if, in the future they decide to put a building on the property, would land development be required, and Steve Sherk said they would then have to do land development. Mr. Yavoich said he is concerned that it looks liked they are doing a favor and Dennis Firestone said the Board puts their trust in the Attorney and the Engineer for their advice in this type of situation and this parking facility will be an improvement for the public and asset to the community.

After another lengthy discussion regarding the waiver request, Karl Hinkle made a motion seconded by Dave Matterness to recommend the Board approve the waiver request as proposed. David Yavoich voted nay. Motion carried.

Adjournment

David Yavoich adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Liz Krause
Recording Secretary