

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
NOVEMBER 3, 2016**

CALL TO ORDER

Elain Pennington called the Planning Commission meeting to order at 7:00 p.m. on Thursday, November 3, 2016, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Jennifer Cunningham, Craig Morder, Elaine Pennington, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There was one (1) member of the public in attendance.

Absent: Mark Bedle

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the Minutes. It was noted no one other than the Planning Commission Secretary was taping the meeting this evening.

APPROVAL OF MINUTES OF AUGUST 4, 2016

A motion was made by Daniel Stauffer and seconded by Frank Gehringer to approve the minutes as amended for the August 4, 2016 regular meeting. **No comments received.**

All ayes

Elaine Pennington - abstained

SPECIAL REQUEST

Mr. Randy Raser was present this evening to discuss property located at 474 Lenape Road. Mr. Raser explained he has purchased the Lenape Mobile Home Park a few months ago and recently has put under agreement a 74-acre farm located at 474 Lenape Road. Mr. Raser indicated there is a five (5) acre parcel located to the left of the mobile home park, zoned Water Shed Conservation, which he is proposing to subdivide this parcel and put seven (7) additional mobile homes on this parcel. Without investing a lot of time and money Mr. Raser wanted to get the Planning Commission input on this proposal. Mr. Raser stated he may subdivide one, two-acre lot per year over the next four year to help recoup some of the cost at the far end of the property. There is an old farm house at the corner of Lenape and Deer Run Roads which Mr. Raser intends to remodel and use as a rental unit. This property is in the Clean & Green program. Ms. London suggested Mr. Raser speak with the Berks County Assessment Office since the parcel is in Clean & Green, breaching Clean & Green could be very costly. Mr. Weber also stated the WSC Zoning District is not zoned for mobile home parks and would require a zoning variance to use the property in this manner. For a variance, you need to show a hardship.

NEW SUBMITTAL

Weller-Guest Lot Line Adjustment located at 106/114 Kulps Road. A motion was made by Jennifer Cunningham and seconded by Frank Gehringer. **No comments received.**

All ayes

Mr. Weber gave a brief overview of the project and indicated the shed should be moved prior to the approval of the Plan.

SUBDIVISION REVIEW

None

SUBDIVISION EXTENSIONS

None

ADDITIONAL ITEMS

None

COMMUNICATIONS

- CFA Grant Program – Sewer System improvements letter dated 10/13/16. The Township is applying for a grant for sewer system improvements and the grant application required a letter from the Planning Agency of the Municipality.
- Recommendation letter to BOS as requested – dated 8/17/16
- Board of Supervisors minutes from 9/22/16

ANNOUNCEMENTS

The Washington/Hereford Township Joint Comprehensive Plan meeting scheduled for November 8th has been cancelled.

The next Board of Supervisors Meeting is Thursday, November 17, 2016 at 7 p.m.

Mr. Weber reported the status of the West Tract has come into question and Mr. Weber and Mr. Becker were asked to review the file and give a status update. There is no longer financial security in place for improvements. It was asked if the time limit has expired for this property to be developed. Ms. London explained five (5) years is the protection from changes in the ordinance after the approved plan. There have been no zoning district changes and remains HDV/PRD. Currently the overall plan has been tentatively approved with each phase needing final plan approval. Phase A, G, H, and L1 all have final approval any new development would need final approval.

A motion was made by Dan Stauffer and seconded by Craig Morder recommending to the Board of Supervisors to authorize the review of the status of the West Tract Plan in light of the Permit Extension Act. **No comments received.**

All ayes

NEXT MEETING

Thursday, December 1, 2016 at 7:00 p.m.

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Carl Schaeffer to adjourn the meeting at 7:51 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary