

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
OCTOBER 5, 2017**

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, October 5, 2017, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Mark Bedle, Elaine Pennington, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; John Weber, LTL Consultants, and Solicitor, Joan London, Kozloff Stoudt. There were five (5) member of the public in attendance this evening.

Absent: Craig Morder, Jennifer Cunningham

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 JULY 13, 2017

A motion was made by Dan Stauffer and seconded by Elaine Pennington to approve the minutes as prepared for the July 13, 2017 meeting. **No comments received.**

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

Bruce Ritter Conveyance Plan-submitted 9/20/17. Mr. & Mrs. Ritter were present this evening along with their Engineer. It was explained Mr. Ritter is purchasing approximately 10+ acres from the Ehst tract. Mr. Stauffer asked if the existing parcel is in both names or just in Mr. Ritter's name. It was explained it is currently in Mr. Ritter's name and the annexation will be in Mr. Ritter's name as well.

A motion was made by Mark Bedle and seconded by Elaine Pennington accepting the Bruce Ritter Plan for review. **No comments received.**

All ayes

SUBDIVISION REVIEW

Brooke-Fronheiser Rev. #2-Submitted 9/18/17. Mr. Mike Aston was present this evening to discuss the Brooke-Fronheiser Plan. The original submission did not include a building lot however has since been revised to include a building lot along Weinstein Road.

A motion was made by Mark Bedle, seconded by Elaine Pennington recommending a waiver of Section 107-18.A(3) allowing the plan to be processed as a Minor Subdivision. **No comments received.**

All ayes

A motion was made by Daniel Stauffer and seconded by Mark Bedle recommending a partial waiver of Section 107-18.B(3)(c)[1] & [2] allowing the existing and proposed features currently shown on the plan. **No comments received.**

All ayes

A motion was made by Elain Pennington and seconded by Mark Bedle recommending a partial waiver of Section 107-47.A(2) for one corner of Lot 3 which coincides with a large tree. **No comments received.**

All ayes

A motion was made by Daniel Stauffer, seconded by Mark Bedle recommending a waiver from Section 107-73.A to allow existing trees along the lot frontage to serve as the required street trees. **No comments received.**

All ayes

A motion was made by Mark Bedle and seconded by Daniel Stauffer recommending a deferral of the requirement of Section 107-75.C(1) low intensity property line buffers until the time of building permit issuance. **No comments received.**

All ayes

A motion was made by Daniel Stauffer, seconded by Mark Bedle recommending deferral of the requirement of Section 107-37 Stormwater Management & Erosion & Sediment Control Plan for Lot 3 until the time of building permit issuance. **No comments received.**

All ayes

A motion was made by Daniel Stauffer and seconded by Mark Bedle recommending the Non-Building Declaration for Lot 2. **No comments received.**

All ayes

A motion was made by Mark Bedle, seconded by Frank Gehringer recommending conditional approval of the Brooke-Fronheiser Plan conditioned upon resolution of the comments in the September 29, 2017 LTL Review Letter. **No comments received.**

All ayes

SUBDIVISION EXTENSIONS

A motion was made by Elaine Pennington and seconded by Frank Gehringer recommending the following Subdivision Extension for approval:

Brooke-Fronheiser 8/24/17 to 11/22/17

No comments received.

All ayes

ADDITIONAL ITEMS

Review and discussion of the proposed Zoning Ordinance Amendment for Planned Residential Development (PRD) took place. A motion was made by Mark Bedle and seconded by Daniel Stauffer recommending adoption of the proposed Zoning Ordinance Amendment for Planned Residential Developments (PRD). **No comments received.**

All ayes

A review of the proposed Chapter 91 Rental Property Ordinance which would require a property owner who wishes to rent property to obtain a license every three years and also requires a life-safety inspection be completed. Some of the committee members felt this ordinance as written is too intrusive. Mr. Weber explained the intent of the ordinance is for life-safety, not necessarily to bring the structure totally up to code. Mr. Stauffer stated if that is the intent, that is not what the proposed ordinance states, as it specifically states "the Dwelling or Room shall be inspected by the Building Code Official for compliance with Building Codes, Fire Prevention Codes, Property Maintenance Codes, the Plumbing Code, and the Electrical Code enacted in the Township." Mr. Stauffer felt this would create a hardship for current rental owners, stating these pre-existing units should be grandfathered from current codes, just as houses built prior to existing codes are grandfathered at time of re-sale. Mr. Stauffer suggested if a rental ordinance is considered it should apply to Commercial Rental Units of 3 units or more, and/or to new commercial rental units available after the ordinance is adopted. Mr. Stauffer feels this is an infringement on property owner's rights as well as an invasion of tenant's privacy and is 100% against the ordinance in its current proposed form. Mark Bedle agreed he is also against adopting the ordinance as proposed.

Public Comment:

Jim Treichler, stated the fee associated with the rental license would have to be very reasonable since he is already absorbing the cost of sewer on some of his rental properties.

Members asked how much the license fee would be and would it be based on the number of units? Mr. Weber stated the fees would be determined by the Board of Supervisors. Mr. Stauffer suggested giving recommendations of what could be included in the ordinance but would not recommend approval as it has been presented. A motion was made by Mark Bedle and seconded by Daniel Stauffer recommending rejection of the Chapter 91 Rental Property Ordinance in its current proposed form. **No comments received.**

All ayes

It was stated if the Board of Supervisors would like to do something like this in the future the Planning Commission would recommend that all current landlords be notified in advance so they could obtain a copy of the ordinance prior to it being passed. Mr. Stauffer also stated he feels this should only apply to commercial rental housing that is newly constructed or renovated after the implementation of the ordinance. Mr. Stauffer stated his preference would be to not have the ordinance however if the Board of Supervisors are so inclined to pass the ordinance he would want to limit the

language in the ordinance and make some recommendations and have some dialog with the Board prior to the adoption of an ordinance. The Planning Commission would recommend prior to any action being taken on this ordinance, current landlords should be provided a copy of the draft ordinance.

A review of Chapter 88 Property Maintenance Ordinance took place. Mr. Treichler pointed out the property located at the Waste Water Treatment Plant has very high weeds and the township should take care of their own property before they adopt an ordinance on property maintenance. Mr. Treichler also stated the township has the equipment that the taxpayers pay for, why are they not cutting the weeds. A motion was made by Mark Bedle and seconded by Elain Pennington recommending approval of the proposed Chapter 88 Property Maintenance Ordinance. **No comments received.**

All ayes

COMMUNICATIONS

- Board of Supervisors minutes from August 24, 2017

ANNOUNCEMENTS

- Budget meetings are scheduled for Monday, October 16th & Tuesday, October 17th at 6:00 pm
- The next Water (WTMA) meeting is scheduled for Thursday, October 26, 2017 at 6:30 pm
- The next Board of Supervisors Meeting is Thursday, October 26, 2017 at 7 p.m.

NEXT MEETING

Thursday, November 2, 2017 at 7:00 p.m.

ADJOURNMENT

A motion was made by Dan Stauffer and seconded by Elaine Pennington to adjourn the meeting at 8:13 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary