

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
DECEMBER 7, 2017**

CALL TO ORDER

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

ROLL CALL

The following members were present: Craig Morder, Daniel Stauffer, Jennifer Cunningham, Elaine Pennington, Frank Gehringer, Carl Schaeffer, Secretary, Susan Brown; John Weber, LTL Consultants, and Solicitor, Alex Elliker, Kozloff Stoudt. There were three (3) members of the public in attendance this evening.

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 NOVEMBER 2, 2017

A motion was made by Elaine Pennington and seconded by Jennifer Cunningham to approve the minutes as prepared for the November 2, 2017 meeting. **No comments received.**

All ayes

Daniel Stauffer abstained

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Bruce Ritter Simple Conveyance – submitted 9/20/17. Mr. David Barns, Urwiler & Walter, Inc., was present this evening representing the Ritter Plan. A waiver request was submitted for review and consideration regarding Section 107-47.A(2) monuments. There are two corners where it will not be possible to place monuments due to rocks. A motion was made by Frank Gehringer and seconded by Craig Morder recommending the approval of the waiver request from Section 107-47.A(2) permanent concrete monuments. **No comments received.**

All ayes

A motion was made by Jennifer Cunningham, seconded by Frank Gehring recommending conditional approval of the Bruce Ritter Simple Conveyance contingent on all items of the November 17, 2017 LTL Review Letter being addressed. **No comments received.**

All ayes

SUBDIVISION EXTENSION

A motion was made by Daniel Stauffer and seconded by Elaine Pennington recommending the approval of the following Subdivision Extension:

Bruce Ritter 12/19/17 to 03/19/18

The Board of Supervisors granted the above Subdivision Extensions at their 11/16/2017 meeting. **No comments received.**

All ayes

A motion was made by Daniel Stauffer and seconded by Jennifer Cunningham recommending the approval of the following Subdivision Extension:

Shuhler Farm 01/01/18 to 04/01/18

No comments received.

All ayes

ADDITIONAL ITEMS

A lengthy discussion of the proposed Chapter 91 Rental Property Ordinance took place. It was suggested a safety check list be provided to tenants and have the tenant make sure everything on the check list is in place. Mr. Stauffer stated there have been no problems with rental properties in the township that he is aware of and if tenants do have a problem they should file a complaint with the township however Mr. Weber stated LTL cannot enforce the check list unless it's part of an ordinance. Members were not in favor of an ordinance that would require a license and mandatory inspection and felt the inspections would be an invasion of the tenant's privacy. The members would rather a safety checklist be provided to landlords and tenants of the items that should be in compliance.

A motion was made by Daniel Stauffer, seconded by Elaine Pennington recommending not passing an ordinance that would require application for license and mandatory inspections. **No comments received.**

All ayes

A motion was made by Jennifer Cunningham and seconded by Craig Morder recommending the incorporation of the attached Rental Safety Inspection Checklist into the existing Rental Property Ordinance which could be enforced by the township upon proper complaint. **No comments received.**

All ayes

COMMUNICATIONS

- Board of Supervisors minutes from October 26, 2017

ANNOUNCEMENTS

- The next Board of Supervisors Meeting is Thursday, December 21, 2017 at 7 p.m.

NEXT MEETING

Thursday, January 11, 2018 at 7:00 p.m.

ADJOURNMENT

A motion was made by Elaine Pennington and seconded by Jennifer Cunningham to adjourn the meeting at 8:18 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary