

**WASHINGTON TOWNSHIP PLANNING COMMISSION &
BOARD OF SUPERIVORS JOINT MEETING**
MINUTES
MAY 3, 2018

CALL TO ORDER

Chairperson Elaine Pennington called the Joint Meeting of the Planning Commission & Board of Supervisors to order at 7:00 p.m. on Thursday, February 1, 2018, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Elaine Pennington, Jennifer Cunningham, Mark Bedle, Ronnie Long, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; Alex Elliker, Kozloff Stoudt and John Weber, LTL Consultants. There were six (6) members of the public in attendance this evening.

Absent: James Roma, Ronnie Long

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 FEBRUARY 1, 2018

A motion was made by Dan Stauffer and seconded by Carl Schaeffer to approve the minutes as prepared for the February 1, 2018 meeting. **No comments received.**

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Shuhler Farm – John Aston & Solicitor Matthew Doll were present this evening to discuss the Shuhler Farm Plan.

1. Mr. Aston explained Lot 3 will have a separate parcel number but will keep this lot with their other land so they do not break the Clean & Green status. Mr. Elliker explained because the properties were not put into Clean & Green at the same time, until 7 years passes the County must keep separate parcel numbers for the two different parcels in the event one of the parcels is removed from Clean & Green and there needs to be a roll back tax assessment. The parcels however can be on the same deed.

2. There is a question as to whether this Plan can be considered a Minor Plan. Mr. Doll explained the Borough is not interested in doing anything with this parcel other than the proposed well site. The process for getting DEP & DRBC approval for the well is a lengthy one. It will take approximately 2 ½ years to get the permits. If the borough is not successful getting the well permitted the parcel will then go to Mr. Ehst which is in the Agreement of Sale and a note to that effect can be placed on the Plan as well. If the Plan is approved by the Township, Ehst and Moser will go to settlement however the Borough will not go to settlement until permitting approval takes place. There is an agreement with all parties but there is a separate provision with regard to Ken Ehst and the Borough if permitting fails, the property then goes to Mr. Ehst. Mr. Doll stated they will deed restrict the property to municipal well source only. Given the discussed provisions, the Planning Commission was favorable to allowing this as a Minor Plan. Mr. Stauffer stated the Berks County review mentioned the isolation distance for the well and also stated Bally Borough should consider creating a source water protection plan for the well. At a prior meeting Ms. London questioned public well head protection area radius and the concern with the driveway being within the radius. Mr. Elliker stated the driveway will have to be moved outside the isolation distance. Mr. Aston stated he will revise the Plan accordingly and come back before the Planning Commission.

SUBDIVISION EXTENSIONS

A motion was made by Mark Bedle and seconded by Carl Schaeffer recommending the approval of the following Subdivision Extension:

Shuhler Farm 4/1/18 to 7/1/18

No comments received.

All ayes

The Board of Supervisors took action on this extension at their March meeting.

ADDITIONAL ITEMS

Chapter 91 Rental Property Ordinance review and discussion. At previous meetings a Rental Safety Inspection Checklist was developed which the Planning Commission suggested be incorporated into the current Rental Ordinance so when complaints are made to the township, LTL Consultants would be able to take enforcement action. Supervisor Moyer stated he initiated the discussions about a Rental Ordinance for the safety of the residents. Supervisor Moyer relayed a story of how his daughter became trapped inside a building and when he tried to get her out the fire escape window was screwed shut and he also witnessed a gas line with a coupling. Mr. Moyer does not want to see anyone get hurt. He is suggesting at a minimum one-time inspection but possibly an inspection every three years. The Planning Commission members feel the proposed Ordinance is so over reaching. Mr. Stauffer asked Mr. Moyer if he felt there was a need to have the licensing. Mr. Stauffer said tenants do not want people in their homes and their rents to be increased because of the added expense of the inspections. Mr. Moyer stated the big safety items to him are the electric, gas, and fire escapes, he is not really in favor of the full proposed Ordinance. Mr. Powanda stated he would like to see inspections take place every three years. Mr. Stauffer stated if the township is going to

start an inspection like this then all homes in the township should be inspected not just rental properties. It was also discussed doing random checks on rental properties however Mr. Weber stated that would not be a good idea, the property owner should be notified first. After lengthy discussion it appears the majority would be inclined to add a checklist to the existing Ordinance which would be provided to the landlord and tenant and would be available for inspection purposes if needed however licenses and mandatory inspections are not currently being considered. The Planning Commission will prepare a draft of what was discussed and meet again with the Supervisors in a few months.

COMMUNICATIONS

- BOS meeting minutes dated March 22, 2018

ANNOUNCEMENTS

The next Board of Supervisors Meeting is Thursday, May 24, 2018 at 7 p.m.

NEXT MEETING

Thursday, June 7, 2018 at 7:00 p.m.

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Mark Bedle to adjourn the meeting at 8:23 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary