

WASHINGTON TOWNSHIP PLANNING
COMMISSION MEETING
MINUTES
JULY 12, 2018

CALL TO ORDER

Chairperson Elaine Pennington called the Planning Commission meeting to order at 7:00 p.m. on Thursday, July 12, 2018, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Elaine Pennington, Jennifer Cunningham, Romnie Long, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; Joan London, Kozloff Stoudt and Glen Kelczewski, LTL Consultants. 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 MAY 3, 2018

A motion was made by Carl Schaeffer and seconded by Frank Gehringer to approve the minutes as amended for the May 3, 2018 meeting. **No comments received.**

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Shuhler Farm Revision #1 – John Aston was present this evening to discuss the Shuhler Farm Plan. Mr. Aston noted the Plan has been updated based on the comments from the last meeting. A review of LTL’s Review Letter dated July 5, 2018 followed.

1. A note has been placed on the Plan as follows: At the time of this plan approval, Lot 1 is intended to be conveyed to the owners of the adjoining “Ehst” property. It is referred to as the “Ehst Parcel” and it may be considered as a stand-alone lot. Lot 2 is intended to be conveyed to Bally Borough for use as a well lot. It is referred to as the “Borough of Bally Well Lot”. If for any reason it is not conveyed to Bally Borough, Lot 2 will then be conveyed to the owners of the adjoining “Ehst” property. In this latter case, it shall not be considered as a separate lot for Township purposes even though it may have a separate county

- UPI number for taxing purposes. Lot 3 is intended to be conveyed to the owners of the adjoining “Moser” property. It is referred to as the “Moser Parcel”. It shall not be considered as a separate lot for Township purposes even though it may have a separate county UPI number for taxing and 319 purposes. Also, a separate agreement shall be recorded for Lots 1 and 2 to share the existing driveway for access and utilities. There will be a recorded agreement.
2. Plan notes on the Plan regarding conveyance of Lot 3 to the Moser’s must be reviewed and approved by the Solicitor. The Moser property is already in 319, the property they are acquiring will also be in 319 with its own parcel number.
 3. The Applicant has requested a waiver to allow this Plan as a minor subdivision.
 4. The Applicant has requested a waiver to allow limited existing features as are currently shown on the Plan.
 5. The Applicant has requested a waiver from building setback lines for all lots. Zoning criteria is shown.
 6. The Plan proposes a common driveway for Lots 1 and 2. The Applicant has requested a waiver.
 7. If a common driveway is allowed, an access easement agreement must be executed.
 8. The Applicant has applied for a Highway Occupancy Permit however the permit has not yet been received.
 9. PADEP Planning Waiver and Non-Building Declaration has been submitted to LTL Consultants.
 10. The Applicant has requested a waiver to place concrete monuments only as shown on the Plan. Two additional monuments on interior corners have been requested by the Township Engineer. Mr. Aston will comply with this request.
 11. The Applicant is requesting a waiver from the street tree requirement since this will be farm land.

Mr. Stauffer asked about the parking for the well location. Mr. Aston stated there is sufficient parking outside of the well protection area.

Mrs. Long questioned if there will be a fence around the well area. Mr. Aston stated Bally may fence the area but did not know for sure.

All agreements would be filed with the Recorder of Deeds and notes on the Plan with Plan notes referencing the recorded agreement.

Mr. Stauffer asked if the existing driveway to the well should be removed. Ms. London stated that would be up to PADEP as to what could be within the wellhead protection area and how far from the well would be allowed.

Waiver Requests:

- A motion was made by Daniel Stauffer and seconded by Carl Schaeffer recommending SALDO SECTION 107-18.A(3)(a) approval of this Plan as a Minor Subdivision Plan. **No comments received.**
All ayes
- A motion was made by Carl Schaeffer and seconded by Frank Gehringer recommending SALDO SECTION 107-18.B(3)(C) [1] approval of this Plan with the existing and proposed features shown as sufficient. **No comments received.**

All ayes

- A motion was made by Daniel Stauffer and seconded by Jennifer Cunningham recommending SALDO SECTION 107-18.B(3)[2][b] to not require showing the building setback lines on the Plan. **No comments received.**

All ayes

- A motion was made by Carl Schaeffer and seconded by Frank Gehringer to allow SALDO SECTION 107-33.H common driveway for Lots 1 & 2. **No comments received.**

All ayes

- A motion was made by Jennifer Cunningham and seconded by Carl Schaeffer recommending approval of SALDO SECTION 107-47.A(2) of new monuments shown, and the addition of two as discussed, all other corners to be marked with iron pins. **No comments received.**

All ayes

- A motion was made by Frank Gehringer and seconded by Carl Schaeffer recommending SALDO SECTION 107-73.A Street trees. **No comments received.**

All ayes

A motion was made by Frank Gehringer and seconded by Carl Schaeffer to recommend endorsement of the Non-Building waiver and authorize the Planning Commission to execute the Non-Building waiver. **No comments received.**

All ayes

A motion was made by Frank Gehringer and seconded by Jennifer Cunningham recommending approval conditioned upon concurrence of the parties to the agreement as to Lot #2. **No comments received.**

All ayes

SUBDIVISION EXTENSIONS

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

Shuhler Farm 7/2/18 to 9/29/18

No comments received.

All ayes

The Board of Supervisors acted on this extension at their June meeting.

ADDITIONAL ITEMS

Holding Tank Ordinance review. Ms. London explained PADEP examined Washington Township's existing Holding Tank Ordinance and found that it does not meet the requirements because it does not identify the administrative entity to receive, review and retain pumping receipts from holding tanks. After some discussion it was decided members would like to take additional time to review the sample ordinance. This review will be tabled until the next meeting.

COMMUNICATIONS

- Berks County P.C. Comprehensive Plan 2030 Draft Update
- BOS meeting minutes dated May 24, 2018

ANNOUNCEMENTS

The next Board of Supervisors Meeting is Thursday, July 26, 2018 at 7 p.m.

NEXT MEETING

Thursday, August 2, 2018 at 7:00 p.m.

ADJOURNMENT

A motion was made by Carl Schaeffer and seconded by Frank Gehringer to adjourn the meeting at 7:45 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary