

**WASHINGTON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**MAY 2, 2019**

**CALL TO ORDER**

Chairman Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, May 2, 2019, at the Washington Township Municipal Building.

**ROLL CALL**

The following members were present: Jennifer Cunningham, Mark Bedle, Romnie Long, Frank Gehringer, Dan Stauffer, Carl Schaeffer, Elaine Pennington, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There were two (2) members of the public in attendance this evening.

Absent:

**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 APRIL 4, 2019**

A motion was made by Mark Bedle and seconded by Elaine Pennington to approve the minutes as prepared for the April 4, 2019 Planning Commission meeting. **No comments received.**

**All ayes**

**Dan Stauffer - abstained**

**SPECIAL REQUEST**

None

**NEW SUBMITTAL**

None

**SUBDIVISION REVIEW**

**Clover Hill Final Plan** – submitted April 4, 2019

- LTL Review letter – dated April 25, 2019
- Gilmore & Assoc. Review letter – dated May 1, 2019

This plan received conditional preliminary approval on September 27, 2015. Most outstanding items on the LTL Review letter have been addressed. The lots in Montgomery County have already been approved and recorded. The shared driveway agreement still needs to be reviewed by the Washington Twp. Solicitor. Mr. Weber asked if Mr. Backenstose has the easement from the Hoffman's for the construction of the sewer? Mr. Backenstose claimed that is an existing easement. Mr. Backenstose will work with the township to get the easement information.

A motion was made by Mark Bedle and seconded by Jennifer Cunningham recommending conditional final approval based upon the conditions set forth in the LTL Consultants Review Letter of April 25, 2019 and the Gilmore & Assoc. Review Letter of May 1, 2019. **No comments received.**

**All ayes**

### **SUBDIVISION EXTENSIONS**

None

### **ADDITIONAL ITEMS**

Edison Walk (former Meadowbrook Subdivision) Discussion took place regarding the proposed Edison Walk Plan. There were concerns expressed regarding the open space proposed on this plan with the developer taking credit for acreage previously given to the township. Other concerns are walking trails and trail connectivity, sewer capacity and sewer system upgrades. Members agreed to compile a list of recommendations to the Board of Supervisors for consideration and discussion prior to any approvals of the Edison Walk Plan. The items of concern are as follows:

- **Open Space**-The P.C. recommends taking the required open space-no fee-in-lieu
- **Sewer** – Plan should not be approved without available sewer capacity unless the developer will be bearing the expense of expansion
- **Commercial Zoning** – recommend changing the zoning to commercial providing the township is not jeopardizing the amount of HDV and will not cause the necessity of an expert planning opinion legal fair share challenge
- **Parking/road widths** – recommend providing public parking areas and adequate road widths.

A motion was made by Elain Pennington and seconded by Mark Bedle recommending to the Board of Supervisors the items discussed as outlined. **No comments received.**

**All ayes**

### **COMMUNICATIONS**

- BOS meeting minutes dated 03/28/19

### **ANNOUNCEMENTS**

The next Board of Supervisors Meeting is Thursday, May 23, 2019 at 7 p.m.

### **NEXT MEETING**

**Thursday, June 6, 2019 at 7:00 p.m.**

### **ADJOURNMENT**

A motion was made by Mark Bedle and seconded by Jennifer Cunningham to adjourn the meeting at 8:15 p.m. **No comments received.**

**All ayes**

Respectfully submitted,

Susan J. Brown  
Planning Commission Secretary