

WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
FEBRUARY 6, 2020

CALL TO ORDER

Chairperson Elaine Pennington called the Planning Commission meeting to order at 7:00 p.m. on Thursday, February 6, 2020, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Jennifer Cunningham, Elaine Pennington, Romnie Long, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, 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 JANUARY 9, 2020

A motion was made by Carl Schaeffer and seconded by Frank Gehringer to approve the minutes as prepared for the January 9, 2020 Planning Commission meeting. **No comments received.**

All ayes

Jennifer Cunningham - abstained

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

None

SUBDIVISION EXTENSIONS

None

ADDITIONAL ITEMS

Rose Gross Banquet & Beverage facility – Mr. John Aston and Mr. Brian Seidel were present this evening on behalf of Rose Gross to discuss the details of her proposed plan. This is a 4.8-acre parcel located along Route 100 which includes an existing building addressed as 1180 Route 100. Ms. Gross wishes to make the 1180 property a 1-acre

parcel and construct a commercial use building on the remaining 3.8 acres. This would be a mixed-use commercial building with a banquet facility and a beer distributor, which would require a license. This building would not have food service and would be used as a banquet hall only. This is a one-story building with a drive thru beer distributor. Engineer Weber indicated this is a permitted use in the commercial district. There was some concern regarding the north bound traffic turning onto Stauffer Road. The Planning Commission members had no adverse comments regarding this proposal.

Land Swap Proposal – Mr. D’Angelo, Prestige Property Partners, proposed a land swap of open space to the Board of Supervisors at their January meeting. Prestige would like to swap a 2.24-acre parcel for the 1.52-acre parcel already owned by the township which is located along Barto Road. The Supervisors have asked the Planning Commission to comment on the proposal. Mr. D’Angelo indicated Prestige will do the development of the field for use by the Optimist Club. The location of the 2.24 acres is a better location for the field however Mr. Stauffer feels it’s not a fair trade of land and feels the 1.52 acres has a lot higher dollar value and a lot better development potential. Keeping that in mind Mr. Stauffer proposes the following:

1. If the swap takes place the 2.25 acres does not become part of the required open space
2. All improvements for the field would be made by the developer
3. The Developer concedes they do not have the right to use the 7.65 acres previously given to the township as part of the open space requirement.

Ms. Cunningham expressed concerns about trying to negotiate too much and possibly ending up with nothing. Ms. Cunningham also stated she would like to see less open space with maybe some trails, with land closer to the township building that is usable and then some fee in lieu of.

Supervisor Moyer reminded Planning members that money was budgeted to straighten Barto Road which would give the township the road space to incorporate into the park area.

Ms. London explained the land swap would require court approval because it is township land that has been dedicated to a use.

A motion was made by Daniel Stauffer to recommend to consider the land swap with the following conditions:

1. The 2.25 acres is not included in the developers open space requirement
2. The Developer agrees to make the necessary improvements required by the township to make the parcel usable with improved playing fields and parking area
3. The Developer agrees that the 7.65 acres of open space already owned by the township from the previous development is not part of their open space requirement

Motion is seconded by Elaine Pennington. **No comments received.**

All ayes

Colebrookdale Township Courtesy review – This is a Preliminary/Final Land Development Plan located 215 Township Line Road of 25 acres which contains an existing residence, barn, detached outbuilding and shed. The intent is the conversion of the existing residential/agricultural property into a vineyard/winery with associated accessory uses such as; retail, tasting, education activities and special events. The Planning Commission has no adverse comments at this time.

COMMUNICATIONS

- BOS meeting minutes dated 12/19/19 and 01/06/2020

ANNOUNCEMENTS

The next Board of Supervisors Meeting is Thursday, February 27, 2020 at 7 p.m.

NEXT MEETING

Thursday, March 5, 2020 at 7:00 p.m.

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Carl Schaeffer to adjourn the meeting at 8:05 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary