

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
DECEMBER 3, 2020**

CALL TO ORDER

Chairperson Elaine Pennington called the Planning Commission meeting to order at 7:00 p.m. on Thursday, December 3, 2020, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Jennifer Cunningham, Elaine Pennington, Mark Bedle, Romnie Long, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Rich Sichler, Township Manager Joan London, Kozloff Stoudt (via telephone) and John Weber, LTL Consultants. There were three (3) 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 Township Manager/Secretary was taping the meeting this evening.

APPROVAL OF MINUTES OF NOVEMBER 5, 2020

A motion was made by Carl Schaeffer and seconded by Frank Gehringer to approve the minutes as prepared for the November 5, 2020 Planning Commission meeting. **No comments received.**

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

Edison Walk Residential Subdivision – submitted 11/18/20

Mr. Stauffer asked if it is legal to not accept the submittal due to the fact that the applicant is taking credit for 7.5 acres of open space they don't own and also, they are misrepresenting what they do own including the 1.5 acre on the plan which shows eleven lots on it. Ms. London explained part of their proposal is a land swap with the township and are including this in the plan for further discussion. This is not grounds to not accept the plan, that would be part of the review process/comment in the Engineer's review. If the application is complete and the fees are paid the plan should be accepted. The issues of ownership and whether the land swap is acceptable is for the Township Board, Planners and Engineer to consider but are not grounds to reject the plan.

A motion was made by Mark Bedle and seconded by Jennifer Cunningham accepting the Edison Walk Residential Subdivision Plan. **No comments received.**

All ayes

Mr. Stauffer asked how the 256 proposed lots compares with the prior concept plans. Mr. Weber said the last concept plan showed 315 proposed lots. Mr. Stauffer also asked how the proposed open space compares to the prior plans. Mr. Weber said the concept plan from the July joint meeting shows 45.77 acres of open space plus the 7.65 of the previously provided open space for a total of 53.42 acres and the new submission is showing 58 acres including the 7.65 acres. The concept plan in July that had 53.42 acres of open space that included open space in the commercial area too which was included in the calculation.

Mr. Stauffer stated he noticed the open space lot they proposed for the swap seems really wet and asked Mr. Sichler if a feasibility study has been done, can a soccer field be put in that area. Mr. Sichler stated Prestige was asked to stake out the lot which they did but there has been no additional work done. The area is shown as wet land on the plan.

SUBDIVISION REVIEW

Edison Walk Commercial Minor Subdivision Revision #1 – submitted to the Township 11/18/20.

- LTL Review letter – dated 11/25/20
- Response letter – dated 11/09/20
- Waiver requests – dated 11/12/20
- SFPM approval validation – dated 02/06/19

The subdivision is creating three lots, two commercial lots and one HDV lot and there are three waiver requests. Members expressed different concerns regarding traffic, a traffic circle and traffic on side roads.

A motion was made by Mark Bedle and seconded by Carl Schaeffer recommending the waiver request from Section 107-18.A.3.a Subdivision proposal which would divide one existing lot into two lots, both of which will comply with the applicable dimensional requirements of the zoning district in which the existing lot is located. **No comments received.**

All ayes

A motion was made by Mark Bedle and seconded by Jennifer Cunningham recommending the waiver request from Section 107-18.B.1.A – The Plan shall be drawn to a standard engineering scale not exceeding 100 feet to the inch. **No comments received.**

All ayes

A motion was made by Mark Bedle and seconded by Carl Schaeffer recommending the waiver request from Section 107-18.B.3.C.2.D – Existing and proposed features to be shown on the plan [C] for Minor Subdivisions [2] Proposed Features [D] Driveway locations. **No comments received.**

All ayes

Mr. Weber explained the SFPM confirms the previous Planning Module approval is still valid for the Commercial Plan.

SUBDIVISION EXTENSIONS

A motion was made by Jennifer Cunningham and seconded by Frank Gehringer recommending approval of the following subdivision extension:

Edison Walk Commercial Minor Plan 12/01/20 to 03/02/21

No comments received.

All ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

- 2021 Planning Commission Meeting Schedule – Mark Bedle stated he most likely would not be present at the February or March meetings.
- BOS meeting minutes dated October 22, 2020

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, December 17, 2020 at 7 p.m. (*Note: this is one week early due to the Christmas holiday*)

NEXT MEETING

Thursday, January 7, 2021 at 7:00 p.m.

ADJOURNMENT

A motion was made by Dan Stauffer and seconded by Carl Schaeffer to adjourn the meeting at 7:36 p.m. **No comments received.**

All ayes

Respectfully submitted,

Richard Sichler
Township Manager/Secretary