

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
AUGUST 5, 2021**

CALL TO ORDER

Member, Daniel Stauffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, August 5, 2021, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Jennifer Cunningham, Romnie Long, Frank Gehringer, Daniel Stauffer, Secretary, Susan Brown; Joan London, Kozloff Stoudt, Township Manager, Richard Sichler and John Weber, LTL Consultants (via Zoom). There was one (1) members of the public in attendance this evening.

Absent: Mark Bedle, Elaine Pennington, Carl Schaeffer

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 JUNE 3, 2021

A motion was made by Frank Gehringer and seconded by Romnie Long to approve the minutes as prepared for the June 3, 2021 Planning Commission meeting. **No comments received.**

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Edison Walk Residential – Revision #2 submitted July 16, 2021

- Waiver request letter – dated 7/13/21
 - LTL Consultants review response letter – dated 7/16/21
 - SDE review response letter – dated 7/16/21
 - LTL Consultants Review Letter-Rev. #2-dated 7/29/21
 - SDE Review Letter-Rev. #2-dated 7/30/21
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- Mr. Jason Bailey was present this evening representing Prestige Property Partners to review the Edison Walk Revision #2. There were some substantial changes made to the plan after the review of the first revision. Mr. Bailey and Mr. Weber

will meet at a later date to go over the outstanding stormwater issues. LTL Review letter dated 7/29/21:

- Page 2, Item #3-A clearly defined pedestrian path shall be provided from parking areas to the nearby townhomes. It is recommended that sidewalk be provided on both sides of Honor Place to provide pedestrian access to the extra parking spaces proposed on Honor Place (Section 131-77.D). Mr. Bailey stated they will extend the sidewalk all the way around Honor Place.
- Item #4 – Two parking spaces are to be provided for each dwelling unit. The Township and Applicant should discuss the provision of additional parking spaces in the townhouse area. (Section 131-77.H(1). Honor Place is not connected to any other roadway within the development and 19 additional parking spaces have been provided for overflow parking which gives each unit 2 ½ parking spaces which exceeds the Township Ordinance and Mr. Bailey said there isn't enough room to make a traditional parking lot. Mr. Bailey said there are 38 townhouses with 76 parking spaces which consists of the garage and one parking spot in the driveway of each home which meets the township ordinance and in addition, there are an additional 19 parking spots. Mr. Weber stated there is no provision in the ordinance that states you cannot count the garage as a parking space. Mr. Weber asked if lots 229 and 234 and use the emergency access drive as a driveway to get to a small parking lot. Mr. Bailey again stated they are already going above what the ordinance requires for the townhouse section.
- Item #5-The Plan shows a portion of the emergency access from Barto Road to Honor Place crossing the property owned by Washington Township. The Township would need to grant an easement for the emergency access drive. This was previously discussed with the Supervisors and they were generally in favor of the concept but no details were worked out. The emergency access road is proposed to be 24-foot-wide to accommodate two-way traffic. Mr. Stauffer stated Honor Place is proposed to have 38 units however the ordinance states no more than 20 units are allowed on a cul-de-sac. Mr. Stauffer stated if the Board is so inclined to allow the use of township property for the emergency access road and also allow 38 units instead of 20 why couldn't the Applicant consider a larger parking lot in that area. Mr. Bailey stated the township requirement is for 2 parking spaces which the Applicant is exceeding.
- Sugar Maple Road proposed one-way entrance off of Old Route 100 – this would reduce exiting to two exits. There were a few different options discussed however the design lies with TPD. Part of the project will require upgrades to Stauffer Road and Route 100 which will be done by the applicant. There was discussion regarding the parking situation, the road width and exit issues with respect to the bus stop area. Mr. Weber suggested discussing this matter with the Board of Supervisors and the Roadmaster. All the issues raised by Mr. Weber are in the McMahan Review of the Traffic Impact Study.
- Roads for Dedication – the Applicant is looking to offer all roads for dedication to the township with the exception of Honor Place and all roads do meet township road requirements. There were some concerns expressed regarding snow plowing within the development however the roads are being built to township specs to a

width of 33' with parking on one side with the exception of Battery Road which will be 36' wide.

Waiver Requests:

- **Section 107-36.A** – Subdivision and Land Development [36] Sidewalks [A] Sidewalks shall be provided along all roads and other locations designated by this chapter.

Sidewalks are being proposed on only one side of each road. Sidewalks on both sides would add unnecessary impervious coverage to the property.

Ms. Cunningham felt sidewalks should be placed on both sides of Battery Road and Mr. Stauffer felt sidewalks should be placed on both sides of the road on all roads as well as on Barto Road. Currently, there are no sidewalks proposed for Barto Road however sidewalks are required along the frontage of the property. **A motion was made by Jennifer Cunningham and seconded by Ronnie Long recommending to not grant the waiver request for Section 107-36.A. No comments received.**

All ayes

- **Section 107-20.A(1)** – [107-20] preliminary plans [A] drafting standards [1] the plan scale shall be no smaller than 100 feet to the inch.

A waiver is requested for the larger scale overall plans, to be easily able to see the entire project on 1 page. All other plans are in compliance. A motion was

made by Ronnie Long, seconded by Frank Gehringer to recommend granting the waiver as requested. No comments received.

All ayes.

- **Section 107-31.B** – [107-31] There shall be a minimum distance of 50 feet from any proposed dwelling unit and the right-of-way line of any petroleum, petroleum products or natural gas transmission line which traverses the subdivision or land development.

A waiver is requested for the additional separation distance from natural gas transmission line to a proposed dwelling. There are no petroleum lines running through the subdivision, only a natural gas line. This waiver would pertain to lots 35, 57, 58, and 60-66. A motion was made by Jennifer Cunningham and seconded by Frank Gehringer recommending granting the waiver request as outlined. No comments received.

All ayes

- **Section 107-32.A(6)** – [107-32] A cul-de-sac street will not be approved when a through street is practicable and required by the Board. A cul-de-sac street shall not be more than 1,000 feet in length and shall not furnish access to more than 20 dwelling units.

A waiver is requested to allow for a cul-de-sac serving more than 20 dwelling units. This cul-de-sac reduces through traffic to Barto Road and will include a secondary, emergency only, access.

This request has been tabled to allow discussion with the Board of Supervisors and to recommend, if the Board is so inclined to grant the waiver request along with the emergency access through township property, the

township request additional parking in the open space area to the rear of the townhomes.

There will be three HOA's in this community, Ms. Cunningham stated she does not agree since this will put a burden on this small group of homeowners to maintain a parking lot. Mr. Gehringer agreed with Ms. Cunningham that this would be a burden.

- **Section 107-32.D(1)** – [107-32] Minimum and maximum grades. There shall be a minimum grade of at least 1% on all streets; a maximum grade of 3% on major and collector streets; and 10% on local and rural streets.

A waiver is requested to facilitate the construction of the required roundabout, while limiting the fill placed over the crossing of the Swamp Creek. All PennDOT intersection requirements will be met for site distance, slope etc. **A motion was made by Frank Gehringer and seconded by Jennifer Cunningham to recommend granting the waiver request for Section 107-32.D(1). No comments received.**

All ayes

- **Section 107-32.J** – [107-32] streets and roads [J] approach grades. All approaches to an intersection shall not exceed 4% for a distance of 50 feet measured from the nearest ultimate right-of-way line of the intersecting street. Approaches to an intersection shall follow a straight horizontal course for 100 feet.

A waiver is requested due to the site constraints and to try to minimize the disturbance of natural resources. **A motion was made by Frank Gehringer and seconded by Jennifer Cunningham to recommend granting the waiver request for Section 107-32.J. No comments received.**

All ayes

- **Section 107-34.B** – [107-34] Angle or perpendicular parking along the curbs of any streets, public or private, is prohibited. All parking lots and bays allowing any parking other than parallel parking shall be physically separated from the cartway by a minimum of seven feet and confined by barrier curbing.

A waiver is requested to maximize additional parking in the townhouse section. The required floodplain, stream buffer and stormwater management limit the available space for parking above the required number of 2-spaces per unit.

This request has been tabled to allow discussion with the Board of Supervisors as this request goes hand in hand with waiver request Section 107-32.A(6)

- **Section 107-73.A.1** – [107-73] Street trees shall be required: Along all existing streets when they abut or lie within the proposed subdivision or land development.

A waiver is requested for street trees along Barto road and also a section of Battery Road because of existing natural gas utility line that parallels Barto Road and a section of Battery Road. Trees cannot be installed within the easement of the utility line.

This would pertain to lots 1B, 1A, 1, 2, 3, 204-209. **A motion was made by Frank Gehringer and seconded by Romnie Long to recommend granting the waiver request for Section 107-73.A.1 as outlined. No comments received.**

All ayes

Comment #37 on the LTL Review Letter – Landscaping/buffering has also been added to the plan along locations of the proposed walking trail that are in close proximity of homes. This matter should be discussed as it appears that the proposed buffer may not be appropriate for the space available between lots 40/41, 152/153, 169/170, 187/188, and 195/196. The Township Engineer asked the trees be replaced with split rail fence.

There was some discussion regarding street lights and it was stated in the past the Board felt pretty strongly regarding lighting being in accordance with the township requirements.

SUBDIVISION EXTENSIONS

None

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated June 24, 2021

ANNOUNCEMENTS

The next Board of Supervisors Meeting is Thursday, August 26, 2021 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is Thursday, September 2, 2021 at 7:00 p.m.

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Frank Gehringer to adjourn the meeting at 8:30 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary