

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
JULY 7, 2022**

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, July 7, 2022, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Carl Schaeffer, Frank Gehringer, Jennifer Cunningham, Romnie Long, Russell Drabick, Mark Bedle, Daniel Stauffer, Susan Brown, Planning Commission Secretary, John Weber, LTL Engineers and Joan London, Kozloff Stoudt. There were ten (10) members of the public in attendance this evening.

Absent: None

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 5, 2022

A motion was made by Mark Bedle and seconded by Frank Gehringer to approve the minutes as prepared for the May 5, 2022 Planning Commission meeting.

All ayes

SPECIAL REQUEST

Roark Americana, 849 Forgedale Road, present this evening are Mr. Andres Coello, property owner and Ms. Stephanie Wnuk, Project Manager, Renew Land Development. Ms. Wnuk distributed a rendered plan to the Commission members and are seeking a recommendation to the Board of Supervisors for article 13 for ss 131-50 (D) Parking and Driveways because the property is located in a Floodplain Overlay District. The intended use of the property is to host daily visitors for a culinary education experience. The existing buildings on the property will be renovated and there are no proposed new structures. This recommendation would involve the paving of the driveway and the proposed parking. The majority of this is pervious paving, the driveway is wide enough to accommodate the township emergency vehicles and the center is permeable asphalt and the margins of the driveway and parking lot are a turf paver which allows the most infiltration since it is in a floodplain. The patios and most of the walkways are also permeable pavers with the only impervious is the driveway aprons and some portions of the patios and walkways. Mr. Stauffer stated he attended the Zoning Hearing where relief was granted of what they were before the Hearing Board for however Attorney Orlando stated the applicant had not requested relief from the floodplain ordinance and so they did not make any determination and understood Mr. Orlando to say in the future, if they wanted to move forward, they would need to come back before the Zoning Hearing

Board. Mr. Weber and Ms. London explained they would not need to go before the Zoning Hearing Board for relief of the floodplain ordinance.

Motion made by Russ Drabick, seconded by Jennifer Cunningham recommending to the Board of Supervisors to allow the parking areas and the driveways to be permitted in the Floodplain Overlay District. **All ayes**

NEW SUBMITTAL

D'Angelo Passmore Road Minor Subdivision Plan – submitted 6/2/22. This is approximately 1 ½ acres of land separated into three (3) lots. Mr. Stauffer asked if the Ordinance disallows a minor subdivision within a certain amount of time or the same parcel that was a subject of a prior minor subdivision, does this apply here. Mr. Weber said it potentially could however there was a settlement agreement which said the plan could be approved as a minor plan. Ms. London said there could be a note on the plan that states this was specifically waived by agreement. A motion was made by Mark Bedle and seconded by Russ Drabick accepting the D'Angelo Plan for review. **All ayes**

Longenhagen Minor Subdivision Plan – submitted 6/8/22. This Plan is creating an additional lot. There are some concerns with respect to streams, wetlands and springs along the frontage of the new lot which will need to be shown on the plan. This plan will be reviewed at the September meeting. Mr. Michael Longenhagen asked if the plan looks like it would be approved as a subdivision? Ms. London stated it is unknown until the plan is reviewed. Mr. Longenhagen also asked what the approximate timeline is for the process. Mr. Weber said the Plan will be before the Planning Commission on the first Thursday in September so it most certainly would not get approval until the fall. A motion was made by Daniel Stauffer and seconded by Rommie Long accepting the Longenhagen Minor Plan for review. **All ayes**

SUBDIVISION REVIEW

Schwenkfelder Road Minor Subdivision – Kelly Group Builders – The Plan was revised and resubmitted. Mr. Mingey and/or a designee were not present this evening. Plan discussion/review was tabled.

Kutztown Road Minor Subdivision – Shadeland Development Corp. - The Plan was revised and resubmitted. Mr. Mingey and/or a designee were not present this evening. Plan discussion/review was tabled.

JD McGovern Land Development Plan – submitted 3/30/22

- Waiver request letter dated 1/6/22
- BCPC Review Letter – dated 5/19/22
- LTL Review Letter – dated 6/30/22

Present this evening was Mr. Brad Grauel, OTM, LLC representing Mr. McGovern. Mr. Weber explained it was a required by the decision of the Zoning Hearing Board to grant a use variance on the property. The Plan does show a proposed 3200 sq. foot pole building

however the main purpose of this plan is to establish a baseline of what is on the property now so any future improvements of the property would have to be done in accordance with the baseline that has been established. It was asked what the status is of the access to the property, either Bales Lane or the bar property. The talks with the property owner of the bar have been fruitless and discussions have ended. Mr. McGovern does have access to Bales Lane by deed however there is no Highway Occupancy Permit issued by PennDOT. Ms. London said the access issue does need a resolution. Mr. Grauel is looking for direction from the Planning Commission. Mr. Weber said he believes the answer is either acquire a HOP for Bales Lane or find another means of access to the property.

Mr. Weber reviewed the LTL Review Letter with the following comments:

Zoning:

- #2 - Note should be added to the Plan stating any additional impervious surface added to the property would require relief from the Zoning Hearing Board.
- #3 - Plan should be updated to show unoccupied trailers have been removed.

SALDO Compliance:

- #2 - Mr. Grauel asked if he would be required to do a wetland delineation. Mr. Weber said if the stream, easements and soil types are shown that would be adequate.
- #3 – wording change on the approval block
- #5 – Is the access issue, which is the big item.
- #6 – parking spaces are not delineated by line painting however the Planning Commission is okay with this.
- #7 – not added to the Plan if any new impervious surfaces are added, stormwater management would need to be provided.
- #8 – Sewage disposal should be addressed by either requiring the office trailer to be connected to the public sewer or properly permit the holding tank.
- #9 – Parking lot lighting waiver request will be needed if lighting is not wanted
- #10 – Landscaping on the property – this will also need a waiver request

Romnie questioned if there is adequate access for emergency personnel. Mr. Weber stated if trash trucks can get in most likely emergency vehicles can get in.

SUBDIVISION EXTENSIONS

Motion made by Mark Bedle, seconded by Jennifer Cunningham recommending granting the following subdivision extension:

J.D. McGovern Land Development Plan from 7/7/22 to 10/05/22

All ayes

ADDITIONAL ITEMS

- Berks County Review Letter for Lazy K Campground, Colebrookdale Twp. – dated 5/26/22
- Gilmore & Assoc. Review Letter for Lazy K Campground – dated 6/10/22

The Planning Commission Secretary will request a copy of the plan from Colebrookdale Township.

COMMUNICATIONS

- Kozloff Stoudt letter dated 6/28/22 regarding addition to the Ag Security Area. The hearing was held at the June 28, 2022 Board of Supervisors meeting.
- BOS meeting minutes dated April 28, 2022.

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, July 28, 2022 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is Thursday, August 4, 2022 at 7:00 p.m.

ADJOURNMENT

A motion was made by Russ Drabick and seconded by Mark Bedle to adjourn the meeting at 8:03 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary