

**WASHINGTON TOWNSHIP PLANNING COMMISSION  
MINUTES  
SEPTEMBER 1, 2022**

**CALL TO ORDER**

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:03 p.m. on Thursday, September 1, 2022, at the Washington Township Municipal Building.

**ROLL CALL**

The following members were present: Carl Schaeffer, Rommie Long, Russell Drabick, 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: Frank Gehringer, Jennifer Cunningham, 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 JULY 7, 2022**

A motion was made by Dan Stauffer and seconded by Russ Drabick to approve the minutes as prepared for the July 7, 2022 Planning Commission meeting.

**All ayes**

**SPECIAL REQUEST**

None

**NEW SUBMITTAL**

None

**SUBDIVISION REVIEW**

**Longenhagen Minor Subdivision** – submitted 06/08/22. Warren Prince was present this evening to represent the Longenhagen family. Mr. Prince stated the plan is now an annexation and is seeking approval of the plan this evening. Mr. Weber stated an annexation plan has not been submitted to the township for review. Mr. Prince suggested giving conditional approval. Mr. Weber stated conditional approval would not be given on a plan that has not been seen by the Planning Commission. Ms. London also stated the Planning Commission should have a plan in front of them showing the annexation prior to approval. Mr. Prince suggested the Planning Commission is deliberately delaying the approval of the plan. Mr. Stauffer stated the Planning Commission is trying to do their job by reviewing the appropriate plan. Mr. Prince stated he would appreciate if Mr. Stauffer would not comment because he has a conflict of interest. Mr. Stauffer made an offer on this property which was rejected causing Mr. Stauffer to have a conflict

of interest and feels it is inappropriate for Mr. Stauffer to make comments. Ms. London asked if Mr. Stauffer has an active offer on the property to which Mr. Stauffer stated he does not. Mr. Stauffer explained he made an offer to the family a year ago and the offer was declined. Mr. Longenhagen said Mr. Stauffer does not have an active offer on the property at this time. Ms. London pointed out there are twenty-three (23) subdivision and land development comments on the Engineer's review letter and Mr. Weber stated a lot of the comments would be removed if there were an annexation plan submitted. The next Planning meeting is October 6<sup>th</sup> which would require the revised plan to be submitted by September 15<sup>th</sup>.

**D'Angelo Passmore Road Minor Subdivision** – submitted 06/02/22 – Mr. D'Angelo indicated they would not be in attendance this evening and will revise the plan in accordance with the review letter and resubmit.

**Lazy K Campground Courtesy Review** – submitted 07/13/22. After review of the plan and some discussion a motion was made by Romnie Long, seconded by Russ Drabick authorizing the Planning Commission Secretary to draft a letter to Colebrookdale Township indicating the Planning Commission has no objections.

**All ayes**

### **SUBDIVISION EXTENSIONS**

Motion made by Dan Stauffer, seconded by Russ Drabick recommending granting the following subdivision extension:

**Shadeland Development – Kutztown Road Minor Subdivision from  
08/26/22 to 11/24/22**

**All ayes**

Motion made by Dan Stauffer, seconded by Romnie Long recommending granting the following subdivision extension:

**Kelly Group – Schwenkfelder Road Minor Subdivision from  
08/26/22 to 11/24/22**

**All ayes**

Motion made by Dan Stauffer, seconded by Romnie Long recommending granting the following subdivision extension:

**Prestige Property Partners, LLC from  
09/30/22 to 12/29/22**

**All ayes**

Motion made by Russ Drabick, seconded by Romnie Long recommending granting the following subdivision extension:

**Longenhagen Minor Subdivision from  
10/05/22 to 01/03/23**

**All ayes**

Motion made by Dan Stauffer, seconded by Russ Drabick recommending granting the following subdivision extension:

**D'Angelo Minor Subdivision from  
10/05/22 to 01/03/23**

**All ayes**

### **ADDITIONAL ITEMS**

**Camp Camino, Inc. Revised Conditional Use Application** – submitted 08/03/22

- LTL Review letter dated 08/26/22

Ms. London noted the Camp Camino Conditional Use Hearing before the Board of Supervisors has been advertised for September 22<sup>nd</sup>.

Mr. Weber indicated his review letter comments are more generic to the application, they are not made specific to any ordinance requirements. If this conditional use would be approved, it would then have to go through a full land development and would be subject to all the requirements of the land development ordinance. The use is permitted by conditional use in the zoning district. Mr. Weber referred to the cover sheet, farmsteads 1,2 and 3 are the lots being created by the Kelly Group-Schwenkfelder Minor Subdivision and what is being shown as farmstead 4 and the development parcel, those two lots are being created by the Shadeland Development-Kutztown Road Minor Subdivision. Those 5 parcels that were part of the settlement agreement between Mr. Mingey and the Township. The lots as they are shown on this plan as of now do not yet exist and are being created by the subdivision plan. Mr. Stauffer referenced review letter comment C (1) Assure itself that the proposed use is consistent with the spirit, purpose and intent of this chapter and of the zoning district within which it is located. Mr. Stauffer stated the uses in agriculture are to be consistent with protecting the agricultural soils, this is in no way doing that and the Supervisors came to terms with the agreement to allow the one parcel to be developed however they were probably not thinking of something of this magnitude. Ms. London said that a private campground/recreation facility are allowed in the zoning district. Mr. Stauffer asked if we really have any say in the matter and Ms. London said we do have say in the matter as far as making sure that it meets requirements and the buildings are characteristic of a camp or private recreational facility. Ms. London explained for purposes of the Planning Commissions recommendation, your recommendation as to whether it fits with the public or private outdoor recreation areas and facilities that's allowed as a conditional use under B (1). Mr. Weber reported the camp would accommodate 80 campers and approximately 20 staff members and there are only 20 proposed parking spaces. Structural renovations have begun on the barn and a new sand mound for the house has been installed. Mr. Stauffer feels the use is too intense for agricultural property. Mr. Stauffer stated in the future the applicant would have the right to expand the facility however Mr. London said they would not have the right to expand and it would have to go back before the Board of Supervisors or the Zoning Hearing Board.

A motion was made by Russ Drabick, seconded by Dan Stauffer authorizing a statement to the Board of Supervisors in a letter in terms recommended by the Solicitor.

**All ayes**

## **COMMUNICATIONS**

- BOS meeting minutes dated July 28, 2022.

## **ANNOUNCEMENTS**

The next Board of Supervisors Meeting is scheduled for Thursday, September 22, 2022 at 7 p.m.

## **NEXT MEETING**

**The next Planning Commission meeting is Thursday, October 6, 2022 at 7:00 p.m.**

## **ADJOURNMENT**

A motion was made by Russ Drabick and seconded by Dan Stauffer to adjourn the meeting at 8:23 p.m.

**All ayes**

Respectfully submitted,

Susan J. Brown  
Planning Commission Secretary