WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES APRIL 6, 2023

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, April 6, 2023, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Carl Schaeffer, Frank Gehringer, Russell Drabick, Romnie Long, Jennifer Cunningham, Mark Bedle, Daniel Stauffer, Planning Commission Secretary, Susan Brown; Joan London, Solicitor, John Weber, LTL Engineers. There was four (4) 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.

MINUTES OF MARCH 2, 2023 MEETING

A motion was made by Mark Bedle and seconded by Frank Gehringer to approve the minutes as prepared for the March 2, 2023 Planning Commission meeting.

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

Camp Camino Minor Subdivision Plan – This is a two (2) lot minor subdivision submitted on March 23, 2023. Motion made by Jennifer Cunningham, seconded by Dan Stauffer accepting the Camp Camino Minor Subdivision Plan for review.

All aves

Camp Camino Seasonal Camp Land Development Plan – This is a proposed seasonal camp located along Schwenkfelder Road submitted on March 23, 2023. A motion was made by Frank Gehringer and seconded by Mark Bedle accepting the Camp Camino Seasonal Camp Land Development Plan for review.

All aves

SUBDIVISION REVIEW

Beverly A. Melcher Minor Plan – submitted 1/3/2023

- Berks County Planning Commission Review Letter dated 3/2/23
- LTL Review Letter dated 3/30/23

Mr. John Aston and Beverly Melcher were present this evening to discuss the Beverly A. Melcher Minor Plan. Mr. Aston stated there is 109 acres which mostly consists of a farm with a dog training facility at the rear of the property. Discussion took place regarding Bella Vista Lane, which is an existing private lane used to access the property. Mr. Aston distributed various maps of the property for review by the Planning Commission members. Mr. Aston stated there is no specified right of way or an operation and maintenance agreement. Ms. Melcher explained the Lane if a farm road that has been used for years and the farm would be responsible for the maintenance of the lane. The Township is trying to prevent the possibility of a land-locked piece of property. There was discussion of a pond located within the right of way which Mr. Aston said the right of way can be shifted. Mr. Aston said they are not proposing anything new or any increased use therefore they are requesting not to be required to make improvements to Bella Vista Lane. Ms. London stated there should be a recorded maintenance agreement in place between the two properties which would run with the land. Any proposed change of use or change in intensity of the use, it would be necessary to come back before the Planning Commission. Mr. Stauffer state he is not opposed to this proposal however he is concerned with setting a precedence that private drives become a street and asked the applicant if she could do a deed restriction stating there will be no subdivision of additional lots. Ms. London explained that is not legally binding because there is no precedence in land use; every piece of land is considered different. Any proposed change to the land use would be required to come before the Planning Commission, the Board of Supervisors and potentially the Zoning Hearing Board which gives the Township a number of levels of protection. Mr. Weber stated it may be appropriate to add some pull off areas for the passage of two vehicles. Mr. Melcher stated there are already pull off areas. Mr. Aston will add the pull off areas to the plan. It was pointed out that waiver requests will be necessary and will be submitted prior to the next meeting.

SUBDIVISION EXTENSIONS

A motion was made by Frank Gehringer and seconded by Mark Bedle to recommend granting the following Subdivision Extension:

Beverly A. Melcher Minor Plan 05/03/23 to 08/01/23 All ayes

A motion was made by Frank Gehringer and seconded by Jennifer Cunningham to recommend granting the following Subdivision Extension:

Stauffer Road Minor Plan 05/03/23 to 08/01/23 All ayes

A motion was made by Frank Gehringer and seconded by Mark Bedle to recommend granting the following Subdivision Extension:

Edison Walk 04/30/23 to 08/28/23

All ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

• BOS meeting minutes dated February 23, 2023.

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, April 27, 2023 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is Thursday, May 4, 2023 at 7:00 p.m.

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Frank Gehringer to adjourn the meeting at 7:48 p.m.

All ayes

Respectfully submitted,

Susan J. Brown Planning Commission Secretary