

WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES AUGUST 3, 2023

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:01 p.m. on Thursday, August 3, 2023, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Carl Schaeffer, Frank Gehringer, Jennifer Cunningham, Michael Ewing, Mark Bedle, Daniel Stauffer, Planning Commission Secretary, Susan Brown; John Weber, LTL Engineers and Solicitor Joan London. There were nine (9) members of the public in attendance this evening.

Absent: Russell Drabick

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 JULY 6, 2023 MEETING

A motion was made by Frank Gehringer and seconded by Dan Stauffer to approve the minutes as prepared for the July 6, 2023 Planning Commission meeting.

All aye

Jennifer Cunningham - abstained

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Fox-46 Heydts Schoolhouse Road Minor Subdivision Plan – Submitted 5/10/23

- BCPC Review Letter – dated 6/13/23
- LTL Review Letter – dated 7/21/23

Roger Lehmann, All County Assoc. was present this evening to discuss the Fox Minor Plan. Mr. Lehmann submitted a waiver request letter requesting relief from the following requirements:

1. Section 107-47.A(1) Requiring permanent concrete monuments to be located along street right-of-way lines to allow for iron pins to be located along street right-of-way lines. A motion was made by Mark Bedle, seconded by Jennifer Cunningham recommending the granting of waiver from Section 107-47.A(1).

All ayes

2. Section 107-47.A(2) Requiring permanent concrete monuments to be placed at all lot corners and to allow for iron pins to be placed at all lot corners. A motion was made by Frank Gehringer, seconded by Mark Bedle recommending the granting of waiver from Section 107-47.A(2).

All ayes

A motion was made by Mark Bedle and seconded by Dan Stauffer recommending Preliminary/Final plan approval for the Fox-46 Heydts Schoolhouse Road Minor Subdivision Plan subject to the LTL Review Letter dated July 21, 2023.

All ayes

Richard Black Rev. #1 – Submitted 7/12/23

- LTL Review Letter – dated 7/14/23
- Street tree/landscape plan – dated 7/14/23

Mr. John Hoffert was present this evening representing the Richard Black Subdivision. Mr. Weber reported the Sewage Facilities Planning Module was approved by the township and was sent to PADEP. A motion was made by Mark Bedle, seconded by Frank Gehringer to recommend granting Preliminary/Final Plan approval for the Richard Black Minor Plan subject to the July 14, 2023 LTL Review Letter.

All ayes

Eddinger Propane Rev. #1 Land Dev. Plan – Submitted 6/15/23

- OTM Response Letter – dated 5/18/23
- OTM Stormwater Management Waiver Request Letter – dated 7/20/23
- Conservation District E & S Plan Approval – dated 3/28/23
- LTL Review Letter – dated 6/15/23

Mr. Bill Grauel, OTM Surveying was present this evening on behalf of Eddinger Propane. A waiver letter was submitted for consideration. A motion was made by Mark Bedle, seconded by Michael Ewing to recommend the granting of the waiver from Section 99.50.B.12 requiring 1 foot of freeboard between the 100-year routed water surface elevation and 1 foot of freeboard over the 100 year “un-routed” flow through the emergency spillway. As designed 0.63 feet and .075 are provided respectively.

All ayes

A motion was made by Mark Bedle, seconded by Michael Ewing recommending granting a waiver from Section 107-75.C(1)(a) of the subdivision and Land Development ordinance as it relates to providing a property line buffer along the northeast property line (adjacent to the Lee property).

All ayes

A motion was made by Dan Stauffer, seconded by Frank Gehringer recommending Preliminary/Final plan approval for the Eddinger Propane Land Development Plan subject to the June 15, 2023 LTL Review Letter.

All ayes

Stauffer Road Rev. #1 – Submitted 6/26/23

- Response letter to LTL Review Letter – dated 6/23/23
- Response letter to Systems Design Review Letter – dated 6/23/23
- Waiver request letter – dated 6/23/23
- Systems Design Engineering Review Letter – dated 7/27/23

There was no one present this evening representing this plan, therefore the review of this plan was tabled.

Camp Camino Rev. #2 Subdivision and Land Dev. Plan – submitted 7/13/2023

- LTL Review Letter – dated 7/27/23
- Systems Design Engineering Review Letter – dated 7/27/23
- All County & Assoc. Response Letter – dated 7/12/23
- Secondary Access Feasibility Analysis – dated 7/6/23
- Traffic Impact Assessment – dated 9/21/22
- Preliminary Landscape Plan – dated 7/13/23
- Water Supply Study update – dated 9/20/23

Roger Lehmann was present this evening on behalf of Mr. Pierce Keating for the review of Camp Camino. Mr. Lehmann talked about the updated letter from the Traffic Engineer and comment 4 (a & b) of the LTL Review letter which discusses emergency access for Camp Camino. Mr. Lehmann stated the main entrance has been made into a boulevard which is two separated cart ways which they consider to be an additional access point. Mr. Lehmann stated they worked with the Eastern Berks Fire Dept. and Bally Ambulance Service as well as Frank Tavani, Traffic Engineer to address emergency access concerns. The entrance was changed from a 24-foot-wide two-lane driveway to two 24-foot-wide roadways with a five-foot-wide grass strip separating the two roadways. This is the only entry/exit point for the camp. Mr. Ewing asked if there is anything regulatory that specifies what emergency access should be or anything that says the boulevard can't be used as the emergency access. Mr. Weber stated there is not anything regulatory stating it can't be used for emergencies. Roger assured the members this is not a high traffic situation at the camp. Roger will have Mike Mutter address the emergency access matter

at the August Board of Supervisor's meeting. Mr. Stauffer asked if it would be possible to have an accessible, unimproved access way, possibly just a grass area or grass pavers that could be used for emergencies. Mr. Lehmann said yes, it's possibly however it is not something they want to do and feel what they are proposing is adequate. A motion was made by Mark Bedle, seconded by Dan Stauffer recommending the addition of a secondary emergency access point.

All ayes

Mr. Weber discussed the Secondary Access Feasibility Analysis regarding a potential access drive to Camp Camino from Kutztown Road. The Feasibility Analysis states that options to provide access off of Kutztown Road are very limited due to road frontage, and regulated waterways. There is no guarantee that any of the required environmental permits will be granted for crossing and/or filling of wetland areas. A motion was made by Mark Bedle, seconded by Michael Ewing recommending to accept the findings of the Secondary Access Feasibility Analysis as prepared by the applicant's Traffic Engineer in their report dated July 28, 2023.

All ayes

LTL comment #5 addresses the proposed parking spaces. The plan proposes 54 paved parking spaces and 24 overflow parking spaces located in a lawn area constructed with grass pavers. The traffic engineer suggested adding one additional ADA compliant parking space which has now been added. Mr. Lehmann indicated during off season time the facility would be used for small gatherings. The Planning Commission would like to have more information with respect to the off season use and confirmation of how operations will take place during the camp season prior to making any decision regarding the parking. The question was asked what the square footage is of the gymnasium to which it was stated the square footage is approximately 6,500 to 7,000 square feet. Mr. Lehmann stated a letter would be drafted explaining why the parking as designed are more than adequate for the facility.

A variance will be required which will be filed with the township next week. The variance application will cover the gymnasium height, frontage sign and building graphics.

WAIVER REQUESTS:

107-29.B Waiver requested for the side line between lots 7 and 8 to be at right angles to the street right-of-way line. A motion was made by Jennifer Cunningham, seconded by Michael Ewing to recommend granting the waiver from Section 107-29.B.

All ayes

107-32.E(4) Waiver from the widening of Schwenkfelder and Kutztown Roads along the property frontage. A motion was made by Mark Bedle, seconded by Michael Ewing to recommend the granting of the waiver from Section 107-32.E(4) road widening.

All ayes

107-35.A Waiver from requirement of curbing along Schwenkfelder and Kutztown Roads. A motion was made by Mark Bedle, seconded by Dan Stauffer to recommend granting of the waiver from Section 107-35.A concrete curbing.

All ayes

107-36.A Waiver from requirement of sidewalks along Schwenkfelder and Kutztown Roads. A motion was made by Jennifer Cunningham, seconded by Frank Gehringer to recommend granting the waiver from Section 107-36.A sidewalks.

All ayes

107-72.B(8) Waiver to allow for plant species not listed in the Township's Recommended Plant Material List. There was brief discussion regarding different types of spruce trees to be used for buffering. A motion was made by Dan Stauffer, seconded by Mark Bedle to recommend granting of the waiver from Section 107-72.B(8) Plant Species.

All ayes

107-75.C Waiver from landscape buffering between lots 7 and 8. A motion was made by Frank Gehringer, seconded by Michael Ewing to recommend the granting of a waiver from Section 107-75.C landscape buffering.

All ayes

There was discussion regarding LTL Stormwater Management comment #12 Section 99-50.B.19 chain link security fence enclosing detention/retention ponds. There are not detention basins proposed for this project there will be rain gardens only with the majority of them being 1 ½ to 2 feet deep with the deepest being 30 inches deep. The preference would be not to place fence around the gardens. After some discussion it was decided to leave this to the applicant and their insurance provider.

99-50.B.7 Waiver from the top and/or toe of any slope shall be located a minimum of 25 feet from any property line. A motion was made by Mark Bedle, seconded by Dan Stauffer recommending to grant a waiver from Section 99-50.B.7.

All ayes

99-50.B.8 Waiver from providing a minimum 10-foot berm width. A five-foot berm with is proposed for all rain gardens. A motion was made by Dan Stauffer, seconded by Jennifer Cunningham recommending the granting of waiver from Section 99-50.B.8 10-foot berm width.

All ayes

99-50.B.12 Waiver from providing 1-foot of freeboard between the 100-year storm elevation and the invert of the emergency spillway. A motion was made by Mark Bedle, seconded by Dan Stauffer to recommend granting the waiver from Section 99-50.B.12.

All ayes

99-50.B.14 Waiver from requirement that all pipes through basin berms and outlet structures shall be constructed of reinforced concrete. A motion was made by Jennifer Cunningham, seconded by Frank Gehringer to recommend to grant the waiver from Section 99-50.B.14 reinforced concrete.

All ayes

99-51.C Waiver of requirement that all structures exposed to the surface shall be reinforced concrete and have a minimum pipe size of 15 inches. A motion was made by Dan Stauffer, seconded by Mark Bedle to recommend the granting of waiver from Section 99-51.C for 12” diameter pipe instead of 15” diameter pipe.

All ayes

99-51.C Waiver from requirement of concrete end walls. A motion was made by Jennifer Cunningham, seconded by Mark Bedle to recommend granting the waiver from concrete to polyethylene end walls.

Jennifer Cunningham – aye

Mark Bedle – aye

Frank Gehringer – aye

Carl Schaeffer – aye

Dan Stauffer – opposed

Michael Ewing - opposed

Mr. Lehmann stated next month he will be seeking preliminary plan approval.

SUBDIVISION EXTENSIONS

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

Edison View

08/29/23 to 12/27/23

All ayes

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

Richard Black Minor Plan

08/31/23 to 11/29/23

All ayes

A motion was made by Jennifer Cunningham, seconded by Dan Stauffer to recommend granting the following Subdivision Extension:

Fox-46 Heydts Schoolhouse Road

08/29/23 to 11/27/23

All ayes

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

Kate’s Place

09/03/23 to 03/01/24

All ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated June 22, 2023.

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, August 24, 2023 at 7 p.m.

NEXT MEETING

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

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Mark Bedle to adjourn the meeting at 8:50 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary