WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES APRIL 4, 2024

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, April 4, 2024, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Carl Schaeffer, Frank Gehringer, Mark Bedle, Jennifer Cunningham, Michael Ewing, Russell Drabick, Daniel Stauffer, Secretary, Susan Brown; John Weber, LTL Engineers and Solicitor, Joan London. 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.

APPROVAL OF MEETING MINUTES FOR MARCH 7, 2024

A motion was made by Dan Stauffer and seconded by Frank Gehringer to approve the minutes as amended for the March 7, 2024 Planning Commission meeting.

All-ayes

SPECIAL REQUEST

None

PUBLIC COMMENT

None

NEW SUBMITTAL

SunVest Solar, LLC – submitted 3/21/24 for a solar park located at Sycamore Road and Old Route 100. Mr. Thom Ludgate, Ludgate Engineering was present this evening to represent the applicant. A motion was made by Mark Bedle, seconded by Michael Ewing accepting the SunVest Solar Plan for review.

All ayes

Dan Stauffer-abstained

SUBDIVISION REVIEW

Beverly A. Melcher Minor Plan Rev. #1 – submitted 2/28/24.

- Response letter-dated 2/14/24
- Waiver request-dated 2/14/24

• LTL Review letter-dated 3/27/24

Mr. John Aston was present this evening representing the applicant. Mr. Aston stated there has been a 50' wide right of way established and included a note on the plan regarding a use and maintenance agreement for Bella Vista Lane. Bella Vista Lane has been established as a legally existing private lane. The Ordinance requires concrete monuments at the new lot corners which will be placed. Upon review of the Response letter the following waiver requests were addressed:

A motion was made by Mark Bedle, seconded by Jennifer Cunningham recommending granting a waiver from Sections 107-12 and 103-13 requiring Preliminary and Final plans to be done separately.

All ayes

A motion was made by Dan Stauffer, seconded by Frank Gehringer recommending granting a waiver from Sections 107-20.C(5) to not require steep slope areas to be identified on the plan.

All ayes

A motion was made by Frank Gehringer, seconded by Jennifer Cunningham recommending granting a waiver from Sections 107-20.C(5) to not require Wetlands Delineation.

All aves

A motion was made by Mark Bedle, seconded by Frank Gehringer recommending granting a waiver from SALDO appendix B and C to not require a Natural Features & Conservation Lands Study or a Wetlands Study.

All ayes

A motion was made by Mark Bedle, seconded by Michael Ewing recommending granting a waiver from Sections 107-32.E(1) and (4) to not require street improvements.

All ayes

A motion was made by Dan Stauffer, seconded by Jennifer Cunningham recommending granting a waiver from Sections 107-32.A(6)(d) to not require a turn around to be constructed within the right-of-way at the cul-de-sac of Bella Vista Lane.

All ayes

A motion was made by Frank Gehringer, seconded by Jennifer Cunningham recommending granting a waiver from Sections 107-75 to not require property line buffer screens.

All ayes

A motion was made by Frank Gehringer, seconded by Russ Drabick recommending granting a waiver from Sections 107-73 to not require street trees.

All ayes

A motion was made by Mark Bedle, seconded by Michael Ewing recommending approval of the request for Planning Waiver and Non-Building Declaration.

All ayes

A motion was made by Mark Bedle, seconded by Russ Drabick recommending approval of the Preliminary/Final Plan subject to the private lane agreement and the outstanding comments in the March 24, 2024 LTL Review Letter .

All ayes

SUBDIVISION EXTENSIONS

A motion was made by Mark Bedle, seconded by Russ Drabick to recommend granting the following subdivision extension:

Edison View

04/26/24 to 08/24/24

All ayes

A motion was made by Frank Gehringer, seconded by Michael Ewing to recommend granting the following subdivision extension:

D'Angelo Minor Plan

04/03/24 to 07/02/24

All ayes

A motion was made by Jennifer Cunningham, seconded by Michael Ewing to recommend granting the following subdivision extension:

Beverly A. Melcher

04/30/24 to 07/28/24

All ayes

A motion was made by Frank Gehringer, seconded by Dan Stauffer to recommend granting the following subdivision extension:

Camp Camino

05/01/24 to 07/29/24

All ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated February 22, 2024
- BOS workshop meeting minutes-dated March 14, 2024

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, April 25, 2024 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is Thursday, May 2, 2024 at 7:00 p.m.

ADJOURNMENT

A motion was made by Mark Bedle and seconded by Jennifer Cunningham to adjourn the meeting at 7:36 p.m.

All ayes

Respectfully submitted,

Susan J. Brown Planning Commission Secretary