

**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-eyes

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 eyes

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 ayes

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

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