

# **WASHINGTON TOWNSHIP PLANNING COMMISSION**

## **MINUTES**

### **June 5, 2025**

#### **CALL TO ORDER**

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:01 p.m. on Thursday, June 5, 2025 at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

#### **ROLL CALL**

The following members were present: Chairman, Carl Schaeffer, Frank Gehringer, Daniel Stauffer, Russell Drabick, Mark Bedle, Michael Ewing, John Weber representing LTL Consultants, Solicitor, Joan London, and Planning Commission Secretary, Lisa Boyer. There were thirteen (13) members of the public in attendance this evening.

Absent: Jennifer Cunningham

#### **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 MAY 1, 2025**

A motion was made by Frank Gehringer and seconded by Russell Drabick to approve the minutes as prepared for the May 1, 2025 Planning Commission Meeting.

**All ayes**

**Mark Bedle abstained**

**Michael Ewing abstained**

#### **SPECIAL REQUEST**

A motion was made by Michael Ewing and seconded by Mark Bedle to authorize Planning Commission Secretary, Lisa Boyer to draft a letter of recommendation to the Board of Supervisors for the Weinstein Road Pump Station Backup Generator Grant Application.

**All ayes**

#### **PUBLIC COMMENT**

Bob Carlson introduced himself to the Planning Commission Members asking for feed back on his idea for a future farmers market and event venue in the Township. It was suggested that he start the process by submitting a zoning permit application with details regarding his intended use and activities to be held on the proposed site.

#### **NEW SUBMITTAL**

**None**

## **SUBDIVISION REVIEW**

### **Patricia L VanAnden Simple Conveyance Minor Plan dated 03/25/25**

The plan proposes a simple conveyance/annexation of a 2.0-acre parcel from the lands of Frances and Philip Landes (20 Hammann Lane) to the adjoining lands of Patricia VanAnden (243 Lenape Rd.) with no new development proposed on either property.

**A motion to recommend granting Preliminary/Final approval was made by Daniel Stauffer and seconded by Mark Bedle.**

**All ayes**

### **Longacre-Treichler Associates Minor Subdivision Plan Revised 05/05/25**

The plan proposes the subdivision of an existing 9.795-acre property with frontage on Route 100, Dairy Lane, and Old Route 100 into two (2) lots and three (3) annexation parcels.

The plan was submitted as a Preliminary/Final Plan. In accordance with Section 107-12, a Preliminary Plan is required for all subdivisions. The Applicant has requested a waiver to allow the plan to be processed as a Preliminary/Final Plan. **A motion to recommend granting this waiver was made by Mark Bedle and seconded by Daniel Stauffer.**

**All ayes**

In accordance with Section 107-20.C(1 & 2), various existing features must be shown on the plan on adjacent properties within 100 feet of the property being subdivided. The subdivision plan (Sheet 1) does not show existing features on adjacent properties. Sheet 3 of the plan set (Existing Site Plan) is an aerial image which shows certain existing features on adjacent properties. The Applicant has requested a waiver to allow the aerial image on Sheet 3 to be sufficient to satisfy the requirement to show existing features on adjacent properties. **A motion to recommend granting this waiver was made by Mark Bedle and seconded by Daniel Stauffer.**

**All ayes**

Building setback lines should be shown on the plan for Lot 2 and the combined properties after the annexations (Section 107-20.D(5)). The Applicant has requested a waiver from the requirement to show building setback lines on Lot 2 or the combined properties after the annexations. **A motion to recommend granting this waiver was made by Frank Gehringer and seconded by Mark Bedle.**

**All ayes**

A natural features and conservation lands study as set forth in Appendix B should be provided (Section 107-20.H(2)). The Applicant has requested a waiver from the requirement to prepare a natural features and conservation land study. **A motion to recommend granting this waiver was made by Frank Gehringer and seconded by Mark Bedle.**

**All ayes**

In accordance with Section 107-32.E(4), the widening of existing streets is required in accordance with the standards listed in Section 107-32.E(1). The Applicant has requested a waiver from the requirement to construct street widening. **A motion to recommend granting this waiver was made by Daniel Stauffer and seconded by Michael Ewing.**

**All ayes**

In accordance with Section 107-35.A, concrete curbs shall be provided along all roads. The Applicant has requested a waiver from the requirement to install concrete curbs. **A motion to recommend granting this waiver was made by Daniel Stauffer and seconded by Frank Gehringer.**

**All ayes**

In accordance with Section 107-36.A, sidewalks shall be provided along all roads. The Applicant has requested a waiver from the requirement to install sidewalks. **A motion to recommend granting this waiver was made by Daniel Stauffer and seconded by Frank Gehringer.**

**All ayes**

In accordance with Section 107-73, street trees shall be required along all existing streets that lie within a subdivision. The Applicant has requested a waiver from the requirement to install street trees. **A motion to recommend granting this waiver was made by Frank Gehringer and seconded by Michael Ewing.**

**All ayes**

In accordance with Section 107-75, property line buffer screens shall be provided. The Applicant has requested a waiver from the requirement to install property line buffer screens. **A motion to recommend granting this waiver was made by Mark Bedle and seconded by Daniel Stauffer.**

**All ayes**

It was noted a sewage facility planning module must be submitted (section 107-20.F(4)). A Request for Planning Waiver and Non-Building Declaration from has been submitted to the Township for approval. **A motion was made by Mark Bedle and seconded by Michael Ewing to approve this waiver.**

**All ayes**

**A motion to recommend granting the Preliminary/Final Plan Approval subject to the May 27, 2025 LTL Review Letter was made by Mark Bedle and seconded by Daniel Stauffer.**

**All ayes**

#### **Camp Camino Minor Subdivision Final Plan Revised 04/04/25**

The plan proposes the subdivision of an existing 38.29-acre (gross) property located on Kutztown Rd. and Schwenkfelder Rd. The plan proposes the subdivision of the property into two (2) lots. Camp Camino, a camp for disabled and disadvantaged children includes sport courts, gymnatorium, welcome center, pavilion, four bunk houses, animal barn,

splash park/pool and other amenities and the Keating farmstead with no new proposed development.

**A motion to recommend granting Final Approval of the plan contingent upon meeting all requirements in the LTL Review Letter dated May 16, 2025 and the SDE Offsite and Onsite Review Letters dated May 28, 2025 was made by Mark Bedle and seconded by Daniel Stauffer**

**All ayes**

**Reserve at Barto Preliminary Plan Revised 04/16/25**

The plan proposes the development of an existing 11.027 (gross) acre property located at Barto Rd and Old Route 100 to include thirty -two (32) stacked townhome units sixteen (16) townhomes with two (2) units in each, stacked vertically with associated access drives, parking, landscaping and utility facilities. The proposed land development shall be in accordance with the Settlement Agreement to resolve litigation between Richard G Mingey, Barto Industry, Inc., Barto Mall, Inc., Kelly Group Builders, Inc., Shadeland Development Corporation, Washington Township and Gregg M. Foster. The Owner/Applicant /Developer for the project is Prestige Property Partners, LLC.

It was noted that additional language be noted on the plan and disclosed in the HOA documents regarding the potential that mine shafts exist in the project area. A draft disclosure will be submitted.

**A motion was made by Mark Bedle and seconded by Russell Drabick to recommend granting Preliminary Plan Approval providing all conditions on the LTL Review Letter dated May 30, 2025 and the SDE Review Letter dated May 28, 2025 are resolved.**

**All ayes**

**SUBDIVISION EXTENSIONS**

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

**Reserve at Barto**

**06/27/25 – 09/24/25**

**All ayes**

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

**Washington CSG1, LLC**

**06/27/25 – 09/24/25**

**All ayes**

**Daniel Stauffer abstained**

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

**1606 Main St.**

**06/27/25 – 09/24/25**

**All ayes**

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

**D'Angelo Minor Subdivision**      **06/27/25 – 09/24/25**  
**All ayes**

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

**J.D. McGovern**      **06/28/25 - 09/25/25**  
**All ayes**

### **ADDITIONAL ITEMS**

None

### **COMMUNICATIONS**

A copy of the Board of Supervisors Meeting Minutes from April 24, 2025 and a copy of the Board of Supervisors Workshop Meeting from May 8, 2025.

### **ANNOUNCEMENTS**

The next Regular Board of Supervisors Meeting is scheduled for Thursday, June 26, 2025 at 7:00 p.m.

### **NEXT MEETING**

The next Planning Commission Meeting is scheduled for **Monday July 7, 2025** at **7:00 p.m.** (Being held on Monday due to the 4<sup>th</sup> of July Holiday)

### **ADJOURNMENT**

A motion was made by Mark Bedle and seconded by Russell Drabick to adjourn the meeting at 7:50 p.m.

**All Ayes**

Respectfully submitted,

Lisa A Boyer  
Planning Commission Secretary