

WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES August 7, 2025

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:00 p.m. on Thursday, August 7, 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, Michael Ewing, Jennifer Cunningham, John Weber representing LTL Consultants, Solicitor, Joan London, and Planning Commission Secretary, Lisa Boyer. There were five (5) members of the public in attendance this evening.

Absent: Mark Bedle

A motion was made by Jennifer Cunningham and seconded by Michael Ewing to amend the August 7, 2025 Planning Commission Meeting Agenda to add the PRB & EAC 1606 Main St. Review Letter dated 01/10/25 to the agenda for discussion.

All ayes

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 JUNE 5, 2025

A motion was made by Michael Ewing and seconded by Frank Gehringer to approve the minutes as prepared for the June 5, 2025 Planning Commission Meeting.

All ayes

Jennifer Cunningham abstained

SPECIAL REQUEST

None

PUBLIC COMMENT

None

NEW SUBMITTAL

Dale Road Subdivision

The proposed project consists of the lot line adjustment of 467 Dale Rd. Barto and the two (2) lot subdivision of 477 Dale Rd. Barto. The residual lot will contain the existing

four-bedroom single-family residence. The second lot is to be developed as a single-family residential lot.

A motion was made by Daniel Stauffer and seconded by Frank Gehringer to accept the Dale Road Subdivision Plan dated 04/30/25 for review.

All ayes

SUBDIVISION REVIEW

Burns 143-Barto Rd Minor Subdivision Plan dated 02/04/25

A motion was made by Michael Ewing and seconded by Russell Drabick to recommend rejection of the Burns 143 Barto Rd Minor Subdivision Plan dated 02/04/25 if the signed request for time extension is not received by the Township prior to the August 28th 2025 Board of Supervisors Meeting. This would be in accordance with the LTL Review Letter dated March 28, 2025 and SDE Review Letter dated February 27, 2025. The applicant has not responded to two (2) emails and a text from the Township requesting the return of a new signed extension request covering 09/02/25 – 12/01/25 for this project. All County and Associates Inc. who initially prepared the plan has notified the Township that they have closed the project on their end.

All ayes

1606 Main St. Plan Revision date 03/12/25

Richard Mingey was present to discuss the progress on the proposed project. The plan proposes the development of an existing 11.34 acre property located at 1606 Main St. (Route 100) Bally. Proposed development consists of forty-eight (48), age restricted townhome units twelve (12) townhomes with two units in each, stacked vertically, and twenty-four (24) single story units. Mr. Mingey stated that he has received Penn Dot approval for the entrance to Route 100 and the permit has been issued. A demolition permit has also been issued to remove the brick house on the property. Demolition of the house should occur within the next sixty (60) days. A Will Serve Letter has not been received for water and sewer from Bally Boro. Mr. Mingey feels that Bally Boro is not cooperating with him on supplying this letter. Solicitor Joan London will make a call to Bally Boro for more information regarding the Will Serve Letter. Chairman Carl Schaeffer read the PBR & EAC Review Letter dated 1/10/25 listing their recommendations. Discussion took place regarding possible recreational facilities such as a walking trail or a dog park and sidewalks to be required on the property. John Weber, LTL Consultants stated there are items on the LTL Review Letter dated 07/23/25 that still need to be addressed.

A motion was made by Daniel Stauffer and seconded by Michael Ewing to recommend granting a waiver from 107-28.F (3) - requiring 2 tot lots

All ayes

A motion was made by Michael Ewing and seconded by Russell Drabick to recommend granting a waiver from 107-32.G (4) - requiring drive slope of 4% for first 50 feet

All ayes

A motion was made by Russell Drabick and seconded by Michael Ewing to recommend granting a waiver from 107-33.A - requiring minimum radius of 25 ft

All ayes

A motion was made by Daniel Stauffer and seconded by Russell Drabick to recommend granting a waiver from 107-35.A - requiring curbs to be installed along roads

All ayes

A motion was made by Frank Gehringer and seconded by Daniel Stauffer to recommend granting a waiver from 107-36.C - requiring sidewalks to be offset from curb by 4'8"

All ayes

A motion was made by Frank Gehringer and seconded by Russell Drabick to recommend granting a waiver from 107-75.C - requiring buffer plantings

All ayes

SUBDIVISION EXTENSIONS

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

Kates Place

08/29/25 – 02/25/26

All ayes

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

Reserve at Barto

09/24/25 – 12/23/25

All ayes

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

1606 Main St

09/24/25 – 12/23/25

All ayes

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

Washington CSG 1, LLC

09/24/25 - 12/23/25

All ayes

Daniel Stauffer – Abstained

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

D'Angelo Minor Subdivision

09/24/25 – 12/23/25

All ayes

ADDITIONAL ITEMS

Ongoing discussion took place regarding the proposed Family Member Suites Ordinance. It is important to note that the intent of the proposed ordinance would be to provide a private living area in single-family dwellings for family members who are unable to live on their own. The owner of the dwelling would be required to provide a signed affidavit stating that the family member requiring care continues to reside in the Family Member Suite. It is not intended to be a rental unit. It is proposed that the stove/oven would need to be removed to prevent unauthorized use of the space when the need to care for the family member is no longer needed. Other items discussed were the consideration of addition parking and sewer or septic requirements as well as clarifying the definition of a family member.

COMMUNICATIONS

A copy of the Board of Supervisors Meeting Minutes dated May 22, 2025 is enclosed. A copy of the Board of Supervisors Workshop Meeting Minutes dated June 26, 2025 is enclosed

ANNOUNCEMENTS

The next Board of Supervisors Workshop Meeting is scheduled for Thursday August, 14, 2025 at 7:00 p.m.

The next Regular Board of Supervisors Meeting is scheduled for Thursday, August 28, 2025 at 7:00 p.m.

NEXT MEETING

The next Planning Commission Meeting is scheduled for Thursday, September 4, 2025 at 7:00 p.m.

ADJOURNMENT

A motion was made by Daniel Stauffer and seconded by Michael Ewing to adjourn the meeting at 8:40 p.m.

All ayes

Respectfully submitted,

Lisa A Boyer
Planning Commission Secretary