

**WASHINGTON TOWNSHIP PLANNING COMMISSION  
MINUTES  
MARCH 5, 2026**

**CALL TO ORDER**

Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:00 p.m. on Thursday, March 5, 2026, 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, Mark Bedle, Mike Ewing, and Russ Drabick. John Weber representing LTL Consultants, Matthew Peleschak, SDE, Inc., Solicitor, Joan London, and Planning Commission Secretary, Lisa Boyer. There were thirteen (13) members of the public in attendance this evening.

Jennifer Cunningham – absent

Daniel Stauffer - absent

**TAPING OF MEETING**

The meeting was recorded as an aid in the preparation of the minutes. It was noted that Planning Commission Secretary, Lisa Boyer was taping the meeting. Resident Tara Christman Old Route 100 was also taping the meeting this evening.

**APPROVAL OF MEETING MINUTES FOR MEETING ON  
FEBRUARY 5, 2026**

**A motion was made by Frank Gehringer and seconded by Mark Bedle to approve the minutes as prepared for the February 5, 2026, Planning Commission meeting.**

All ayes

**SPECIAL REQUEST**

None

**NEW SUBMITTAL**

None

**PUBLIC COMMENT**

None

**SUBDIVISION REVIEW**

**Dale Road Subdivision – revised plan dated 01/14/26**

**A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a waiver for: SALDO Section 107-12 – The applicant wishes to process the plan as a Preliminary /Final Application.**

**All ayes**

**A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a waiver for: SALDO Section 107-20.H(2) – The applicant requests a waiver from this section to provide the currently shown natural resources on the property in lieu of the required natural features and conservation lands study.**

**All ayes**

**A motion was made by Russ Drabick and seconded by Mark Bedle to recommend granting a waiver for: SALDO Section 107-29.A – The applicant requests a waiver from this section, which requires a lot depth to width ratio to not exceed 3:1.**

**All ayes**

**A motion was made by Mike Ewing and seconded by Frank Gehringer to recommend granting a waiver for: SALDO Section 107-29.B – The applicant requests a waiver from this section to provide the lot lines as drawn and not at right angles or radial to the street right of way line.**

**All ayes**

**A motion was made by Russ Drabick and seconded by Mike Ewing to recommend granting a waiver for: SALDO Section 107-32.E(4) – The applicant requests a waiver from having to widen existing streets in accordance with the standards listed in Section 107-32.E(1).**

**All ayes**

**A motion was made by Russ Drabick and seconded by Frank Gehringer to recommend granting a deferral for: SALDO Section 107-33.A – The applicant requests a waiver from providing the driveway profile at this time. The required profile will be provided at the time of individual lot owner building permit application.**

**All ayes**

**A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a waiver for: SALDO Section 107-33.H- The applicant requests a waiver from this section to allow for the use of a common driveway to access proposed lots 2 & 3 from an existing driveway location off of Dale Road.**

**All ayes**

**A motion was made by Frank Gehringer and seconded by Mike Ewing to recommend granting a waiver for: SALDO Section 107-35.A – The applicant requests a waiver from having to install concrete curbs along all roads.**

**All ayes**

**A motion was made by Frank Gehringer and seconded by Russ Drabick to recommend granting a waiver for: SALDO Section 107-36.A – The applicant requests a waiver from having to install sidewalks along all roads.**

**All ayes**

**A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a deferral for: SALDO Section 107-21.B(4) (e ) -Erosion and Sedimentation Pollution Control Plan approval from the Berks County Conservation District.**

**All ayes**

**A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a deferral for: SALDO Section 107-30 – Lot Grading Plan**

**All ayes**

**A motion was made by Frank Gehringer and seconded by Russ Drabick to recommend granting a deferral for: SALDO Section 107-37 – Stormwater Management Plan**

**All ayes**

Low density landscape buffering on lot 3 separating it from lot 2 will be shown on the revised plan.

**Reserve at Barto LDP – revised plan dated 02/10/26**

**A motion was made by Mark Bedle and seconded by Russ Drabick to recommend granting Conditional Final Approval contingent upon the comments in the LTL Review Letter dated 02/26/26.**

**All ayes**

**1606 Main St LDP – revised plan dated 01/27/26**

Mr. Mingey requested recommendation for Conditional Final Approval. Continued discussion took place on the planning module, water quality management part 2 permit, sidewalks, dog park and sewer system. Based of the items on the SDE Inc. Review Letter dated 03/02/26, LTL Review Letter dated 02/27/26 and PRB Review Letter dated 01/14/26 members did not feel like the process was far enough along to grant conditional final approval at this time. 4 key items to be addressed are clarification that the Planning Module and Water Quality Permits have been submitted to DEP, proof that the Utility Permit has been filed with Penn Dot and the water plan filed and reviewed by Bally Boro. Mr. Mingey thanked the members for their feed back and the plan was Tabled at this time.

### **SUBDIVISION EXTENSIONS**

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

**1606 Main St.**

**03/23/26 – 06/20/26**



EAC Meeting Minutes dated 01/07/26

**ANNOUNCEMENTS**

The next Board of Supervisors Workshop Meeting is scheduled for Thursday, March 12, 2026, at 7:00 p.m. *(if needed)*

The next Regular Board of Supervisors Meeting is scheduled for Thursday, March 26, 2026, at 7:00 p.m.

The next PRB Meeting is scheduled for Tuesday, March 10, 2026, at 7:00 p.m.

The next EAC Meeting is scheduled for Wednesday, March 11, 2026, at 7:00 p.m.

**NEXT MEETING**

**The next Planning Commission Meeting is scheduled for Thursday, April 2, 2026, at 7:00 p.m.**

**ADJOURNMENT**

**A motion was made by Mike Ewing and seconded by Russ Drabick to adjourn the meeting at 9:10 p.m.**

**All ayes**

Respectfully submitted,

Lisa Boyer  
Planning Commission Secretary