

WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES AUGUST 6, 2026

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:00 p.m. on Thursday, August 6, 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, Mark Bedle, Daniel Stauffer, Mike Ewing, and Russ Drabick. John Weber, LTL Consultants, Solicitor, Joan London, Matt Peleschak representing SDE, Inc and Planning Commission Secretary, Lisa Boyer. There were (4) four members of the public in attendance this evening.
Frank Gehringer - 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 Bill Piersol was also taping the meeting this evening.

APPROVAL OF MEETING MINUTES FOR MEETING ON JULY 2, 2026

A motion was made by Mike Ewing and seconded by Russ Drabick to approve the minutes as prepared for the July 2, 2026, Planning Commission meeting.

All ayes

Mark Bedle -abstained

SPECIAL REQUEST

None

NEW SUBMITTAL

Royer Minor Subdivision 275 Anthony Mill Rd. Bechtelsville 2 lot subdivision

A motion was made by Mike Ewing and seconded by Russ Drabick to accept the Royer Minor Subdivision plan dated 3/16/26 for review

All ayes

Brooke Lands LLP Minor Subdivision 170 Passmore Rd. Bechtelsville 2 lot subdivision

A motion was made by Mike Ewing and seconded by Mark Bedle to accept the Brooke Lands LLP Minor Subdivision plan dated 04/02/26 for review

All ayes

PUBLIC COMMENT

None

SUBDIVISION REVIEW

Rose A Gross Minor Subdivision – revised plan date 6/30/26

A motion was made by Mark Bedle and seconded by Mike Ewing to recommend granting a waiver from SALDO SEC. 107-32.E(1) – To not require any further additional street r/w area or any street improvements at this time. PennDot does not need any additional street r/w, and nothing is physically changing here.

All ayes

A motion was made by Daniel Stauffer and seconded by Russ Drabick to recommend granting a waiver from SALDO SEC. 107-35.A – To not require curbing. Neither Route 100 nor Hoffmansville Road are curbed, and nothing is changing by this plan that would suggest a need for curbing.

All ayes

A motion was made by Daniel Stauffer and seconded by Mark Bedle to recommend granting a waiver from SALDO SEC. 107-36.A – To not require sidewalks. Similarly, neither Route 100 or Hoffmansville Road have sidewalks.

All ayes

A motion was made by Mark Bedle and seconded by Mike Ewing to recommend granting a waiver from SALDO SEC 107-73 – To not require street trees. These could be required at a later time if Lot 2 is ever developed.

All ayes

A motion was made by Mark Bedle and seconded by Russ Drabick to recommend granting a waiver from SALDO SEC 107-75 – To not require property line buffer screens here since nothing is physically changing at this time. Again, these could be required at a later time if Lot 2 is ever developed.

All ayes

A motion was made by Mark Bedle and seconded by Daniel Stauffer to recommend granting Conditional Preliminary Final Approval based on the LTL Review Letter dated 7/27/26.

All ayes

1606 Main St. LDP

Sewer and water concerns for the plan were addressed including the # of fire hydrants show on the plan. It was stated that 3 hydrants were approved by the Fire Chief as acceptable to reach all buildings.

A motion was made by Mark Bedle and seconded by Mike Ewing to recommend granting Conditional Final Plan approval subject to the conditions in the LTL Review Letter dated 6/26/26 and the SDE Review Letter dated 08/06/26.

Carl Schaeffer – aye
Mark Bedle – aye
Mike Ewing – aye
Russ Drabick – aye
Daniel Stauffer – opposed

Daniel Stauffer suggested that approval not be recommended because the (48) residential use should not be permitted and that this is a peculiar situation regarding a settlement agreement.

Solicitor, Joan London stated that the agreement that was made was lawful.

SUBDIVISION EXTENSIONS

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

Rose A Gross Subdivision **08/30/26 – 11/28/26**
All ayes

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

J.D. McGovern Co. LDP **09/21/26 – 12/20/26**
All ayes

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

Washington GSC 1 LLC **09/17/26 – 12/15/26**
All ayes
Daniel Stauffer - abstained

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

D'Angelo Minor Subdivision	09/17/26 – 12/15/26
All ayes	

ADDITIONAL ITEMS

Discussion took place to recommend possible revisions /additions to our Data Center Ordinance adopted May 28, 2026. Documentation from Rommie Long and Barbara Dunn was submitted regarding reviewing the Decommissioning bond every 5 years instead of every 10 years in conjunction with the ENR index, expanding the water study geologic mapping radius from 1 mile to 2 miles and stating all studies should be prepared by a qualified engineer or geologist licensed in the state of PA. Matt Peleschak stated that only domestic waste water used by employees is discharged into a public sewer system. Any water used in the cooling system should be closed loop and would be hauled offsite by a

vacuum truck and manifested if removed from the site. The main objective of the Ordinance is to protect the residents from any potential adverse impacts caused by a Data Center and to protect the health, safety and welfare to the residents while remaining within the legal limits.

COMMUNICATIONS

BOS Meeting Minutes dated 06/25/26
PRB Meeting Minutes dated 06/09/26
EAC Meeting Minutes dated 06/10/26

ANNOUNCEMENTS

The next Board of Supervisors Workshop Meeting is scheduled for Thursday, August 13, 2026, at 7:00 p.m. (*if needed*)

The next Regular Board of Supervisors Meeting is scheduled for Thursday, August 27, 2026, at 7:00 p.m.

The next PRB Meeting is scheduled for Tuesday, August 11, 2026, at 7:00 p.m.

The next EAC Meeting is scheduled for Wednesday, August 12, 2026, at 7:00 p.m.

Residents are encouraged to attend the Barto Community Park Master Plan meeting on Tuesday, August 18, 2026 at 7:00 p.m.

NEXT MEETING

The next Planning Commission Meeting is scheduled for Thursday, September 3, 2026, at 7:00 p.m.

ADJOURNMENT

A motion was made by Mark Bedle and seconded by Russ Drabick to adjourn the meeting at 8:50 p.m.

All ayes

Respectfully submitted,

Lisa Boyer
Planning Commission Secretary