

WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES SEPTEMBER 3, 2026

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:00 p.m. on Thursday, September 3, 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, Daniel Stauffer, Russ Drabick, and newly appointed member Thomas DiAscro Sr. John Weber, LTL Consultants, Solicitor, Joan London, and Planning Commission Secretary, Lisa Boyer. There were four (4) members of the public in attendance this evening.

Absent Mike Ewing

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.

APPROVAL OF MEETING MINUTES FOR MEETING ON AUGUST 6, 2026

A motion was made by Daniel Stauffer and seconded by Russ Drabick to approve the minutes as prepared for the August 6, 2026, Planning Commission meeting.

All ayes

Frank Gehringer – abstained

Thomas DiAscro Sr. - abstained

SPECIAL REQUEST

None

NEW SUBMITTAL

None

PUBLIC COMMENT

None

SUBDIVISION REVIEW

CWI Holdings LLC – Storage Barn Land Development 1st Review

LTL Review Letter dated 08/25/26 was provided

BCCD Technical Deficiency Letter dated 07/17/26 was provided

Waiver requests dated 09/02/26 were discussed with no action taken

Cynthia Smith, Horizon Engineering and Mark Swartley, CWI Holdings LLC were present this evening to discuss the waivers they will be requesting for the 800 sq. ft. building which will be used for storage. The proposed lighting to be used was discussed as well as landscape buffering. The applicant will resubmit their plan and waiver requests based on the recommendations in the LTL Review Letter dated 08/25/26 and return to request recommendation for approval. No Action was taken this evening.

Royer Subdivision

The BCPC Planning Module Review Letter dated 08/12/26 was presented.

Component 4A was submitted for review and signature.

A motion was made by Mark Bedle and seconded by Frank Gehringer to authorize Carl Schaeffer Jr., Planning Commission Chairperson to sign the Component 4A for the Royer Subdivision.

All ayes

SUBDIVISION EXTENSIONS

CWI Holdings

09/29/26 – 12/27/26

A motion was made by Frank Gehringer and seconded by Russ Drabick to recommend granting the following subdivision extension for CWI Holdings from 09/29/26 to 12/27/26

All ayes

ADDITIONAL ITEMS

The Planning Commission welcomed new member Thomas DiAscro Sr. to fill the vacancy.

Mark Bedle commented on literature provided by the Berks County Board of Commissioners regarding the Oley Hills Region Corridor Analysis. The Commissioners invite Planning Commission members to participate in a regional corridor review and provide feedback pertaining to our community. Participants would have the opportunity to attend a countywide webinar and be able to update the accuracy of land use data using the GIS review tool. It was suggested that members collaborate on the accuracy provided to recommend any data changes to Berks County. Member Russ Drabick expressed interest in attending the webinar. More information should be available at next month's meeting.

Solicitor Joan London discussed the changes that the Planning Commission recommended at last month's meeting for to the Data Center Ordinance. The only new revision mentioned was to remove the word "water" from closed-loop water circulation since other liquids could be used in the cooling of equipment other than water.

COMMUNICATIONS

BOS Meeting Minutes dated 08/27/26

BOS Special Meeting Minutes dated 08/11/26

PRB Meeting Minutes dated 08/11/26

EAC Meeting Minutes dated 08/09/26

ANNOUNCEMENTS

The next Board of Supervisors Workshop Meeting is scheduled for Thursday, September 10, 2026 at 7:00 p.m.(if needed)

The next Regular Board of Supervisors Meeting is scheduled for Thursday, September 24, 2026 at 7:00 p.m.

The next PRB Meeting is scheduled for Tuesday, September 8, 2026 at 7:00 p.m.

The next EAC Meeting is scheduled for Wednesday, September 9, 2026 at 7:00 p.m.

The next BCP Master Plan Meeting is scheduled for Tuesday, September 22, 2026 at 7:00 p.m. Concept plans will be available to review for the 3-5 year redevelopment wish list.

NEXT MEETING

The next Planning Commission Meeting is scheduled for Thursday, October 1, 2026, at 7:00 p.m.

ADJOURNMENT

A motion was made by Russ Drabick and seconded by Frank Gehringer to adjourn the meeting at 8:00 p.m.

All ayes

Respectfully submitted,

Lisa Boyer
Planning Commission Secretary