WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES
October 1, 2026

CALL TO ORDER
Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:00 p.m. on Thursday, October 1, 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 Mike Ewing, John Weber, LTL Consultants, and Planning Commission Secretary, Lisa Boyer. There were four (4) members of the public in attendance this evening.
Absent: Thomas DiAscro Sr.
Solicitor, Joan London

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 SEPTEMBER 3rd, 2026
A motion was made by Daniel Stauffer and seconded by Russ Drabick to approve the minutes as prepared for the September 3rd, 2026, Planning Commission meeting.
All ayes
Mike Ewing – abstained

SPECIAL REQUEST
None

NEW SUBMITTAL
None

PUBLIC COMMENT
None

SUBDIVISION REVIEW
CWI Holdings LLC revised plan dated 09/09/26
Waiver Request Letter dated 09/10/26.
A motion was made by Frank Gehringer and seconded by Daniel Stauffer to recommend granting the following waiver request. Section 107-32.E.(4) requiring widening of existing streets. County Line Road is a Collector Street, which requires

a 24-foot pavement width (12 foot half-width) with 8 foot shoulders. The existing roadway has a paved width of 20 feet (10 foot half-width) with no shoulders. Since the proposed land development is not for any increase in business operations at the site, and the existing roadway is currently functioning sufficiently for the traffic needs in the area, a waiver is requested of the requirement for roadway widening to Township standards to maintain the rural character of the area.

All ayes

A motion was made by Frank Gehringer and seconded by Mark Bedle to recommend granting the following waiver request. Section 107-35.A requiring curbing along all roads. Since the proposed land development is not for any increase in business operations at the site, and the existing roadway is currently functioning sufficiently for the traffic needs in the area, a waiver is requested of the requirement for curbing to maintain the rural character of the area.

All ayes

A motion was made by Frank Gehringer and seconded by Mark Bedle to recommend granting the following waiver request. Section 107-36.A requiring sidewalks along all roads. A waiver is requested of the requirement for sidewalk to maintain the rural character of the area and because there are no pedestrian needs in this area.

All ayes

In addition, the applicant is requesting the following waivers from the Washington Township

Stormwater Management Ordinance:
A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting the following waiver request. Section 99-50.B.(12) (Basin Freeboard) – A waiver is requested to allow for less than the specified one foot of freeboard between the design flow through the emergency spillway and the top of berm elevation. 9 inches of freeboard between the design flow through the emergency spillway and the top of berm. Given the small volume of water and rates of flow for this facility, the freeboard is more appropriate and creates a basin that more effectively integrates with the existing landscape and terrain of the property.

All ayes

A motion was made by Frank Gehringer and seconded by Russ Drabick to recommend granting the following waiver request. Section 99-50.B.(14) (Outlet Pipe and Structure) – A waiver is requested of the requirement to provide concrete O-ring pipe for the basin outlet pipe, and of the requirement that the outfall structure be concrete. The proposed pipe is a 6" diameter PVC pipe, and the outfall structure is a 12" HDPE riser. This pipe and riser are designed for infrequent usage and O-ring pipe is not appropriate for this size of facility

All ayes

A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting the following waiver request. Section 99-51.I A waiver is requested of the requirement to provide an end section or endwall at all terminated pipe segments. The outfall pipe from the stormwater facility is a 6'diameter PVC pipe and is designed for infrequent usage.

All ayes

A motion was made by Frank Gehringer and seconded by Daniel Stauffer to recommend granting Preliminary Plan approval of the CWI Holdings LLC Land Development Plan subject to the conditions in the LTL Review Letter dated 9/24/26.

All ayes

Royer Subdivision

A motion was made by Frank Gehringer and seconded by Russ Drabick to recommend granting a *deferral* for Section 107-30.A Lot Grading. A *deferral* to individual lot owner at time of lot development and prior to issuance of a building permit is requested for this requirement. The specific house footprint, location and drive location is unknown at this time and is shown on the plan per DEP requirements only.

All ayes

A motion was made by Daniel Stauffer and seconded by Frank Gehringer to recommend granting a waiver for Section 107-32.E(4) Anthonys Mill Road to be widened. A waiver is requested not to widen roadways due to the limited amount of traffic being generated by this subdivision.

All ayes

A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a waiver for Section 107-35.A Concrete curbs shall be provided along all roads. No curbing exists in the areas of this subdivision and this subdivision does not propose any new roads. Therefore, a waiver is requested allowing no curb to be installed on the existing roadways.

All ayes

A motion was made by Daniel Stauffer and seconded by Frank Gehringer to recommend granting a waiver for Section 107-36.A Sidewalks shall be provided along all roads. No sidewalk exists in the area of the subdivision and this subdivision does not propose any new roads. Therefore, a waiver is requested allowing now sidewalk to be installed along all existing roadways.

All ayes

A motion was made by Mark Bedle and seconded by Frank Gehringer to recommend granting a *deferral* for Section 107-37 Stormwater Management. A *deferral* of stormwater management to the individual lot purchaser/owner at time of lot development and prior to the issuance of a building permit since the specific size and location of the dwelling and driveway are not known at this time.

All ayes

A motion was made by Frank Gehringer and seconded by Mike Ewing to recommend granting a referral for Section 107-73.A(1) Street trees along all existing streets abutting subdivision. The existing tree clusters are indicated on the subdivision plan, but singular trees have not been located along the street. A waiver for planting additional trees is requested to avoid possible conflict with utility right of ways and septic system.

All ayes

A motion was made by Daniel Stauffer and seconded by Frank Gehringer to recommend granting a referral for Section 107-75 Property line buffer. A waiver is requested to allow the existing boundary perimeter which is predominately tree lined to suffice as the required low intensity perimeter buffer.

All ayes

A motion was made by Mark Bedle and seconded by Mike Ewing to recommend granting Conditional Preliminary/Final Approval subject to the conditions stated in the LTL Review Letter dated September 24, 2026.

All ayes

Brooke Lands LLP

A motion was made by Mark Bedle and seconded by Russ Drabick to recommend granting approval and authorization for the Planning Commission Chairman to sign the Request for Planning Waiver and Non-Building Declaration.

All ayes

SUBDIVISION EXTENSIONS

Dale Road Subdivision 10/29/26 – 01/26/27

A motion was made by Mark Bedle and seconded by Russ Drabick to recommend granting the following subdivision extension for the Dale Road Subdivision from 10/29/26 to 01/26/27

All ayes

Brooke Lands LLP Subdivision 11/05/26 – 02/02/27

A motion was made by Frank Gehringer and seconded by Mike Ewing to recommend granting the following subdivision extension for the Brooke Lands LLP Subdivision from 11/05/26 to 02/02/27

All ayes

Royer Subdivision 11/05/26 – 02/02/27

A motion was made by Frank Gehringer and seconded by Mark Bedle to recommend granting the following subdivision extension for the Royer Subdivision from 11/05/26 to 02/02/27

All ayes

ADDITIONAL ITEMS

Oley Hills Region Corridor Analysis
The Berks County Planning Commissions contacted Washington Township regarding maps that may show some outdated data pertaining to potential developable land areas along the Route 100 Corridor in Washington Township and asked for feedback. PC members discussed suggestions that could be submitted to the Berks County Planning Commission regarding revisions to update the Potential Developable Building Area maps along the Route 100 Corridor in Washington Township.

Data Center Ordinance- nothing new discussed

COMMUNICATIONS

BOS Meeting Minutes dated 08/27/26
PRB Meeting Minutes dated 08/11/26

ANNOUNCEMENTS

The next Board of Supervisors Budget Meeting is scheduled for Monday October 5th, 2026 at 6:00 P.M. (*and Tuesday October 6th 2026 if needed*)

The next Regular Board of Supervisors Meeting is scheduled for Thursday, October 22nd, 2026 at 7:00 p.m.

The next PRB Meeting is scheduled for Tuesday, October 13th, 2026 at 7:00 p.m.

The next EAC Meeting is scheduled for Wednesday, October 14th, 2026 at 7:00 p.m.

NEXT MEETING

The next Planning Commission Meeting is scheduled for Thursday, November 5th, 2026, at 7:00 p.m.

ADJOURNMENT

A motion was made by Russ Drabick and seconded by Mike Ewing to adjourn the meeting at 8:07 p.m.
All ayes

Respectfully submitted,

Lisa Boyer
Planning Commission Secretary