

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
APRIL 1, 2010**

CALL TO ORDER

The meeting of the Planning Commission was called to order at 7:00 p.m. by Chairperson, Elaine Pennington on Thursday, April 1, 2010, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Tom Jordan, David Moyer, Elaine Pennington, Mark Bedle, Secretary, Susan Brown, Jason Ganster; Joan London, Kozloff Stoudt, John Webber, LTL Consultants and seven (7) members of the public were in attendance.

Absent: David Heimbach, Craig Morder

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 MINUTES OF JANUARY 7, 2010

A motion was made by Dave Moyer and seconded by Tom Jordan to approve the Minutes, as prepared, for the January 7, 2010 meeting of the Planning Commission.

All ayes

NEW SUBMITTAL

None

APRIL SUBDIVISION REVIEW

Hoffman Estates Revised Sketch Plan—submitted February 3, 2010 – John Weber gave a brief review of these plans. Mr. Weber stated that the plans were originally submitted on March 7, 2002 after a zoning amendment was adopted, which was Ordinance 2002-1. Mr. Weber explained that that ordinance rezoned a large portion of property shown on the plan from R-2 to Agriculture. The Plan was review in 2002 under the new zoning and was reviewed under the previous zoning due to the fact that Ordinance 2002-1 was challenged. This is the first plan resubmitted since 2002 and the courts confirmed Ordinance 2002-1. Attorney Joan London explained that Ordinance 2002-1 was procedually challenged and the challenge was unsuccessful. Mr. Weber stated these plans were reviewed under Ordinance 2002-1 and the review letter was dated March 24, 2010. A motion was made by Elaine Pennington and seconded Mark Bedle to recommend to the Board of Supervisor denial of the plan as submitted and have the plans resubmitted in accordance to Ordinance 2002-1. **No further comment received.**

All ayes – Dave Moyer No

Resident John Backenstose asked John Weber if the Township readopted Ordinance 2002-1 sometime in 2002 again. Mr. Weber stated that would have to be checked into.

Hutt's Glass Preliminary Land Development Plan – Submitted February 25, 2010 & revised plans submitted March 23, 2010.

Mr. Aston explained the history of this property and plan and would request that Preliminary/Final Plan approval be given due to the fact that they have meet the storm water issues that Dwight Powell from Envirotech and Associates noted in his letter, by making a rain garden for the storm water. The neighbor also submitted a letter that they had no issues with this plan. Ms. Pennington wanted to confirm that all the waivers were issued from the Board of Supervisors and Ms. London confirmed that all the waivers have been approved. A motion was made by Dave Moyer and seconded by Mark Bedle to recommend Preliminary/Final approval by the Board of Supervisors condition subject to the conditions in the Envirotech letter and the new number six condition, which would state on the plan that it is a Preliminary/Final Plan. **No comment received.**

All ayes

SUBDIVISION EXTENSIONS

A motion was made by Tom Jordon and seconded by Dave Moyer ratifying the actions taken at the March 4, 2010 Board of Supervisors Meeting approving the following subdivision extensions:

Hutt's Glass 03/03/2010 to 06/01/2010

No public comments received.

All ayes

A motion was made by Elaine Pennington and seconded by Mark Bedle ratifying the actions taken at the March 25, 2010 Board of Supervisors Meeting approving the following subdivision extensions:

Melcher/Quaker Homes 04/05/2010 to 07/04/2010

George Sterner Sketch 04/05/2010 to 07/04/2010

Clover Hill Sketch 04/05/2010 to 07/04/2010

Charles Hoffman Sketch 04/05/2010 to 07/04/2010

Back Country Road 04/05/2010 to 07/04/2010

No public comments received.

All ayes

A motion was made by Dave Moyer and seconded by Mark Bedle ratifying the actions taken at the March 25, 2010 Board of Supervisors Meeting approving the following subdivision extensions:

West Side 03/28/2010 to 06/26/2010

No public comments received.

All ayes

SPECIAL REQUESTS

None

COMMUNICATIONS

- Dave Moyer stated he was at the Board of Supervisors meeting when they appointed new representatives to the Washington/Hereford Townships Joint Planning Committee. Mr. Ganster stated he would check to see if the letters were sent. Mr. Ganster also stated that the new representatives are Elaine Pennington, Daniel Stauffer and James Roma.
- Dave Moyer then also wanted to let the Planning Commission know that the Board of Supervisors joined Hereford in the Kutztown Road lawsuit. Mr. Moyer stated at one time this Planning Commission didn't want to be part of that lawsuit. Ms. London explained to the Planning Commission on the reasons that the Board of Supervisors decided to intervene in this lawsuit. It was due to the fact that the Joint Comprehensive Plan helps protect the Zoning Ordinances. Mr. Moyer felt that the Planning Commission should have been informed about the Board of Supervisors actions on this subject.
- Mark Bedle wanted to know the status of the revised Act 537 Plan. Mr. Moyer stated it was passed.
- A letter was received from Envirotech and Associates concerning a complaint received at the 2nd Attic Storage for tree removal.

ADDITIONAL ITEMS

Copies of the new forms for extensions were distributed to the members and Ms. London explained the reasons for these letters.

ANNOUNCEMENTS

Next meeting date is May 6, 2010 @ 7:00 p.m.

ADJOURNMENT

A motion was made by Mark Bedle and seconded by Jennifer Cunningham to adjourn the meeting at 7:57p.m.

All ayes

Respectfully submitted,

Jason S. Ganster
Township Manager