

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
FEBRUARY 12, 2009**

CALL TO ORDER

The meeting of the Planning Commission was called to order at 7:00 p.m. by Chairman, Russell Drabick on Thursday, February 12, 2009, at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Russell Drabick, Tom Jordan, Mark Bedle, David Heimbach, Jennifer Cunningham, Susan Brown, Planning Commission Secretary, Steve Price, Esquire, representing Mogel, Speidel, Bobb & Kershner, Dwight Powell, Engineer representing Evirotech & Associates, Inc.; and nine (9) people in attendance.

Absent: Rose Martin, David Moyer

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the minutes. It was noted that no one was taping the meeting other than the Planning Commission Secretary this evening.

APPROVAL OF JANUARY 8, 2009 MEETING MINUTES

A motion was made by Mark Bedle and seconded by David Heimbach to approve the minutes, as prepared, for the January 8 2009 meeting of the Planning Commission. **No public comments received.**

All ayes

Absent: Rose Martin
 David Moyer

NEW SUBMITTAL

None

SUBDIVISION REVIEW

West Tract Phase G, H, L, M, P & U – Preliminary/Final Plan-Revision submitted 1/21/09. Mr. Tim Casey, Wilkonson & Associates, and Mr. Terry Parish were present representing the Kelly Group. Mr. Parrish stated he would like to work with Wilkonson & Assoc. to provide a written response to the Envirotech Review Letter. Mr. Parish feels there have been some things that have been overlooked with respect to the PRD Ordinance that were previously negotiated. Mr. Parish stated he would have something

in written form to the Township prior to the next Planning Commission meeting. Mr. Parish will contact Solicitor Price as well to discuss some outstanding items.

Bally Well #4 Land Development Plan – Revision submitted 1/15/09. Mr. Andrew Fuller, Arcadis was present representing American Households. A brief response to the Envirotech Review Letter was handed out to Planning Commission members for their review. Mr. Fuller indicated they will provide a more detailed response at a later date and will work on the waiver requests to be submitted.

Kelsch Preliminary Plan – Revision Submitted 1/9/09. Mr. Doug Kramer, Applied Survey Technology, was present representing Steve Kelsch. A motion was made by David Heimbach and seconded by Mark Bedle approving the Kelsch Planning Module. **No public comments received.**

All ayes
Absent: Rose Martin
 David Moyer

A motion was made by Mark Bedle and seconded by Tom Jordan to approve the Kelsch Minor Plan subject to the conditions set forth in the Engineers Review Letter of February 3, 2009. **No public comments received.**

All ayes
Absent: Rose Martin
 David Moyer

FEBRUARY MEETING SUBDIVISION EXTENSIONS

A motion was made by Mark Bedle and seconded by Tom Jordan approving the following Subdivision Extension:

West Side 02/28/09 to 05/29/09

No public comments received.

All ayes
Absent: Rose Martin
 David Moyer

SPECIAL REQUESTS

Brooke Property-Zoning Change Request – Mr. John Aston, Aston Surveyors present representing the Brooke Property located along Route 100. Mr. Aston explained the Brooke family is requesting to take the land of the Washington Inn and land directly across the street from the Inn and zone it Commercial and increase the Light Industrial Zoning as well. Planning Commission Members did express some concern regarding the property on the East Side of Route 100 and suggested the installation of a buffer. Mr. Price explained the law is if you have a non-conforming use and you have not made any overt attempts to change the use it continues it's non-conformity. After some discussion it was suggested post cards be mailed out to Township Residents and an informational

February 12, 2009

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meeting be held. All Planning Commission Members were in favor of the proposed zoning change with the suggested buffer placement on the East Side of Route 100.

ADDITIONAL ITEMS

None

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Mark Bedle and seconded by David Heimbach to adjourn the meeting at 7:40 p.m.

All ayes

Absent: Rose Martin
 David Moyer

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary