

January 08, 2009

DRAFT

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
JANUARY 08, 2009**

CALL TO ORDER

The reorganization meeting of the Planning Commission was called to order at 7:00 p.m. by Russell Drabick on Thursday, January 08, 2009, at the Washington Township Municipal Building.

REORGANIZATION

TEMPORARY OFFICERS

TEMPORARY CHAIRMAN

A motion was made by David Heimbach and seconded by Russell Drabick to appoint David Moyer as temporary Chairman in order to receive nominations for the position of Chairman of the Planning Commission for 2009.

All ayes

Absent: Rose Martin
 Mark Bedle

A motion was made by David Moyer and seconded by Russell Drabick appointing Susan Brown as temporary Secretary to record nominations for Chairman and Vice-Chairman of the Planning Commission.

NOMINATIONS FOR CHAIRMAN

A motion was made by David Heimbach and seconded by David Moyer to nominate Russell Drabick as Chairman of the Planning Commission for 2009.

All ayes

Absent: Rose Martin
 Mark Bedle

**RUSSELL DRABICK DECLARED CHAIRMAN OF THE
PLANNING COMMISSION FOR 2009.**

NOMINATIONS FOR VICE-CHAIRMAN

A motion was made by David Heimbach and seconded by Russell Drabick to nominate David Moyer as Vice-Chairman of the Planning Commission for 2009.

All ayes

Absent: Rose Martin
 Mark Bedle

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**DAVID MOYER DECLARED VICE-CHAIRMAN OF THE
PLANNING COMMISSION FOR 2009.**

MOTION TO APPOINT PLANNING COMMISSION SECRETARY

A motion was made by Russell Drabick and seconded by David Heimbach to appoint Susan Brown as Planning Commission Secretary for the year 2009.

All ayes

Absent: Rose Martin
 Mark Bedle

**SUSAN BROWN IS DECLARED SECRETARY OF THE PLANNING
COMMISSION FOR 2009.**

**THE MEETING IS TURNED OVER TO THE NEWLY ELECTED
CHAIRMAN.**

PLANNING COMMISSION RULES AND REGULATIONS

A motion was made by David Moyer and seconded by Tom Jordan re-adopting the Washington Township Planning Commission Rules and Regulations.

All ayes

Absent: Rose Martin
 Mark Bedle

**MINUTES ARE OFFICIAL REPORT FROM THE PLANNING
COMMISSION TO THE BOARD**

A motion was made by David Moyer and seconded by David Heimbach re-affirming that the Planning Commission Minutes are the official report from the Planning Commission to the Board of Supervisors.

All ayes

Absent: Rose Martin
 Mark Bedle

**AT THIS POINT THE REGULAR MEETING OF THE
PLANNING COMMISSION CONVENED**

The Regular Meeting of the Washington Township Planning Commission began with the pledge of Allegiance.

ROLL CALL

The following members were present: Russell Drabick, Tom Jordan, David Moyer, David Heimbach, Secretary, Susan Brown; Steve Price, Esquire and eight (8) members of the public were in attendance.

Absent: Rose Martin, Mark Bedle

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 NOVEMBER 6, 2008

A motion was made by David Heimbach and seconded by Tom Jordan to approve the Minutes, as prepared, for the November 6, 2008 meeting of the Planning Commission.

All ayes

Absent: Rose Martin

Mark Bedle

Abstained: Russell Drabick

NEW SUBMITTAL

None

JANUARY SUBDIVISION REVIEW

West Tract Phases G,H,L,M & P & U—This plan was given Conditional Final Approval at the November 20, 2008 Board of Supervisors Meeting, subject to the Planning Commission review. There was no one present this evening representing the West Tract therefore the Planning Commission was unable to discuss/review the plan. Mr. Powell indicated the list of items on the Review Letter are quite extensive and also stated the Stormwater Calculations have not yet been located for Phase A. The Township Engineer recommended not granting approval at this time.

Bally Well #4 Preliminary/Final Plan-Steve and Norman Wheeler were present to discuss their concerns regarding this project. Mr. Steve Wheeler indicated there is no completed easement agreement at this time. Solicitor Price indicated there are a number of outstanding issues at this time. Mr. Steve Wheeler also stated there is an ongoing water issue, which has been discussed at prior meetings. Mr. Price stated there have been discussions with PennDOT regarding the culver that goes under Route 100 and also a masonry wall that is impeding the flow of water and also the pipe, which needs to be cleaned out to allow the water to flow. Mr. Price said prior discussions suggested removing the masonry obstruction and at that time DOT will clean out the culvert. Mr. Richard Nester indicated he has previously sent letters to DEP, PennDOT and Representative Reichley regarding the water issue on Route 100 in front of his property. Mr. Steve Wheeler stated his father was willing to make changes to the stream channel but DOT did not want to help with the financial burden Mr. Wheeler would incur to make the changes.

Mr. Andy Fuller, Arcadis, representing his client American Household Inc. American Household thinks there may be a misunderstanding and would like to clarify their position. Mr. Fuller presented a letter from Arcadis to Washington Township Planning Commission Members dated January 8, 2009 explaining the project. Mr. Fuller stated Arcadis would be applying for waivers for some of the items listed in the Review Letter.

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Mr. Steve Wheeler questioned Mr. Fuller why Arcadis submitted plans without having an easement agreement first and Mr. Fuller stated it was in the interest of expediting the project. Mr. Wheeler was assured that both Berks County Review Letter and Envirotech's Review Letter indicate nothing of a permanent nature can take place without the easement agreement. Mr. Fuller stated Arcadis plans on providing supplemental and revised application material to the Planning Commission in time for the next meeting. Chairman Drabick asked Mr. Fuller if he was in agreement with all the comments made on the Berks County and Envirotech Review Letters and Mr. Fuller stated yes, all items would be addressed with the next submission. Mr. Fuller stated he does understand the easement agreement with the Wheelers must be in place prior to any approval taking place. Mr. Price also stated the Wheelers are not only concerned with obtaining the easement agreement but also the affect of the placement of the pipe will have on their property and the neighboring properties. Mr. Steve Wheeler stated Mike from Arcadis communicated with him today they would like to take a look at the Wheeler property tomorrow and would like to meet next week.

Mr. Steve Wheeler questioned if the waivers would be looked at with respect to the Super Fund procedure or for normal construction. Mr. Fuller stated Arcadis is not looking for waivers through Super Fund procedures and stated this is all being done through the Super Fund procedure.

COMMUNICATIONS

None

SUBDIVISION EXTENSIONS

A motion was made by David Heimbach and seconded by Tom Jordan ratifying the actions taken at the December 18, 2008 Board of Supervisors Meeting approving the following subdivision extensions:

Melcher/Quaker Homes	01/07/09 to 04/06/09
George Sterner Sketch	01/07/09 to 04/06/09
Clover Hill Sketch	01/07/09 to 04/06/09
Charles Hoffman Sketch	01/07/09 to 04/06/09
Back Country Road	01/07/09 to 04/06/09

No public comments received.

All ayes

Absent: Rose Martin
 Mark Bedle

A motion was made by David Heimbach and seconded by David Moyer ratifying the actions taken at the December 18, 2008 Board of Supervisors Meeting approving the following subdivision extension:

Bally Well #4 Project	01/21/09 to 04/21/09
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No public comments received.

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All ayes
Absent: Rose Martin
Mark Bedle

A motion was made by Tom Jordan and seconded by David Moyer approving the following subdivision extensions:

Stinely Subdivision 02/05/09 to 05/06/09
Kelsch Minor Subdivision 02/05/09 to 05/06/09

No public comments received.

All ayes
Absent: Rose Martin
Mark Bedle

ADDITIONAL ITEMS

- ❖ **Hereford/Washington Township Joint Comprehensive Plan Zoning Concerns/Issues:** David Moyer reported the Sub Committee met with a Representative from Berks County and have moved ahead with the Joint Comp Plan. Hereford is in the process now of changing some of their zoning. The Washington Township Zoning Plan is due for revision soon. The Sub Committee meets quarterly with the next meeting scheduled for some time in April.

ANNOUNCEMENTS

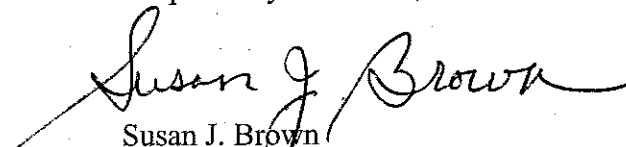
None

ADJOURNMENT

A motion was made by David Heimbach and seconded by David Moyer to adjourn the meeting at 7:47 p.m.

All ayes
Absent: Rose Martin
Mark Bedle

Respectfully submitted,


Susan J. Brown
Planning Commission Secretary