

January 7, 2010

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
JANUARY 7, 2010**

CALL TO ORDER

The reorganization meeting of the Planning Commission was called to order at 7:00 p.m. by David Moyer on Thursday, January 7, 2010, at the Washington Township Municipal Building.

REORGANIZATION

TEMPORARY OFFICERS

TEMPORARY CHAIRMAN

A motion was made by David Heimbach and seconded by Mark Bedle to appoint David Moyer as temporary Chairman in order to receive nominations for the position of Chairman of the Planning Commission for 2010.

All ayes

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

All ayes

NOMINATIONS FOR CHAIRPERSON

A motion was made by Tom Jordan and seconded by Craig Morder to nominate Elaine Pennington as Chairperson of the Planning Commission for 2010.

All ayes

**ELAINE PENNINGTON DECLARED CHAIRPERSON OF THE
PLANNING COMMISSION FOR 2010.**

NOMINATIONS FOR VICE-CHAIRPERSON

A motion was made by David Moyer nominating Mark Bedle for Vice-Chairperson no second. Motion does not pass.

A motion was made by Mark Bedle and seconded by Jennifer Cunningham to nominate David Moyer as Vice-Chairperson of the Planning Commission for 2010.

All ayes

**DAVID MOYER DECLARED VICE-CHAIRPERSON OF THE
PLANNING COMMISSION FOR 2010.**

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MOTION TO APPOINT PLANNING COMMISSION SECRETARY

A motion was made by Mark Bedle and seconded by David Heimbach to appoint Susan Brown as Planning Commission Secretary for the year 2010.

All ayes

SUSAN BROWN IS DECLARED SECRETARY OF THE PLANNING COMMISSION FOR 2010.

THE MEETING IS TURNED OVER TO THE NEWLY ELECTED CHAIRPERSON.

PLANNING COMMISSION RULES AND REGULATIONS

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

All ayes

MINUTES ARE OFFICIAL REPORT FROM THE PLANNING COMMISSION TO THE BOARD OF SUPERVISORS

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

AT THIS POINT THE REGULAR MEETING OF THE PLANNING COMMISSION CONVENED

ROLL CALL

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

Absent:

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 OCTOBER 1, 2009

A motion was made by Dave Moyer and seconded by Tom Jordan to approve the Minutes, as prepared, for the October 1, 2009 meeting of the Planning Commission.

All ayes

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NEW SUBMITTAL

None

JANUARY SUBDIVISION REVIEW

Stinley Subdivision Revision #2 –submitted November 25, 2009. Mr. John Aston representing Aston Surveyors was present to discuss the Stinley Subdivision. Mr. Aston explained there are five (5) new lots and one (1) existing home with on site sewage. The new lots will connect to public sewer. The existing home has on site sewage and an area was tested for replacement of on site sewage if the existing site ever fails or the alternative if the existing site ever failed they could connect to public sewer. The Sewage Facility Planning Module has been completed and reviewed by the Washington Township Municipal Authority and approved and also by the Washington Township SEO from Envirotech and approved. The Planning Module must now be signed by the Planning Commission and then passed on to the Board of Supervisors. The Planning Commission reviewed and completed section 4A of the Planning Module.

The Envirotech Review Letters dated December 28, 2009 and the January 5, 2010 was reviewed line by line. Item #6 & Item #7 are in the process and should be received shortly. An email was received from Berks County Conservation District requesting landscaping to be added to the rain garden details, a note regarding the best management practices details that all piping seals are to be watertight and correctly note the compost socks slope lengths. The three items listed will be addressed and forwarded to the Conservation District tomorrow. Ms. London also noted an Improvements Agreement must be in place.

A motion was made by David Heimbach and seconded by Mark Bedle recommending the final plan approval of the Stinley Subdivision by the Board of Supervisors subject to the conditions in the Envirotech Review letters dated December 28, 2009 and January 5, 2010, the Conservation District email dated December 24, 2009 and the conditions discussed including the Improvements Agreement, the approval of the Planning Module and Sewage Facilities Fee.

COMMUNICATIONS

- Envirotech status update on outstanding subdivisions within Washington Township. Chairperson Pennington questioned if the Planning Commission must ratify the action of the Board of Supervisors with respect to approving subdivision extensions to plans that have been on file for years with no activity. Ms. London explained that Ms. London and Mr. Becker are reviewing this matter at this time and until that is complete and a plan of action is in place the Planning Commission should grant the extensions rather than risk a deemed approval. Mr. Bedle asked if in the future the Township may be able to get out of constantly extending these same plans. Ms. London explained the Township may be able to develop a policy with respect to extensions and making sure plans continue to make progress. The Township has ninety (90) days to act on a plan. Ms. Pennington stated some of the plans are Sketch Plans and are not in compliance. Ms. London stated they are aware of the situation with the outstanding plans and

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are developing a plan of action for the older plans where there has been no action for a long time.

- Review letter from Berks County Planning Commission dated October 5, 2009 for Hutt's Glass Land Development Plan. This letter was not received by the Township prior to the October Planning Commission meeting at which time the Hutt's Glass Plan was reviewed. The Berks County Planning Commission letter states the Plan should be reviewed by Bechtelsville Borough. Ms. Pennington questioned the Secretary if this review has been completed by Bechtelsville Borough. The Planning Commission Secretary will check on the status of this review with Mr. Aston.

SUBDIVISION EXTENSIONS

A motion was made by David Moyer and seconded by Mark Bedle ratifying the actions taken at the November 19, 2009 Board of Supervisors Meeting approving the following subdivision extensions:

| | |
|--------------|----------------------|
| Hutt's Glass | 12/02/09 to 03/02/10 |
|--------------|----------------------|

No public comments received.

All ayes

A motion was made by David Moyer and seconded by Mark Bedle ratifying the actions taken at the December 17, 2009 Board of Supervisors Meeting approving the following subdivision extensions:

| | |
|------------------------|----------------------|
| West Side | 12/28/09 to 03/27/10 |
| Melcher/Quaker Homes | 01/04/10 to 04/04/10 |
| George Sterner Sketch | 01/04/10 to 04/04/10 |
| Clover Hill Sketch | 01/04/10 to 04/04/10 |
| Charles Hoffman Sketch | 01/04/10 to 04/04/10 |
| Back Country Road | 01/04/10 to 04/04/10 |

No public comments received.

All ayes

A motion was made by Mark Bedle and seconded by Jennifer Cunningham approving the following subdivision extension:

| | |
|---------------------|----------------------|
| Stinley Subdivision | 02/01/10 to 05/03/10 |
|---------------------|----------------------|

No public comments received.

All ayes

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SPECIAL REQUESTS

- ❖ **Mr. Tom Palmer, 2115 Old Route 100, Barto:** Mr. Palmer is requesting a zoning map change. The property is currently zoned HDV and GI. It is Mr. Palmer's desire to have his entire property zoned HDV. Mr. Palmer explained his attorney and Township Solicitor Stephen Price spoke several times regarding calculations of how much GI would remain in the township if this zoning change took place. The Township Manager suggested Mr. Palmer address the Planning Commission to request the Planning Commission's recommendation to the Board of Supervisors for this zoning change. The front of the property is GI and the back of the property is HDV. Mr. Palmer explained he cannot get a residential mortgage rate because of the way the property is zoned and is currently paying an industrial rate. Mr. Palmer was asked if he is looking to develop the property and he stated not at this time. This is a total of approximately sixteen (16) acres. Mr. Palmer stated the land previously was village residential and is requesting it be returned to its original use.

Ms. London suggested possibly rezoning part of the tract and Mr. Palmer stated he would have to subdivide the land in order to do that. Ms. London asked if Mr. Palmer has considered subdividing the area where the house is located and have that lot rezoned leaving the remainder of the land in Industrial. Mr. Palmer stated he would then have two (2) tax bills and he will not consider that option. Mr. Palmer also stated his tax bill categorizes this property as a farm. Mr. Bedle stated he feels this township has committed to a lot of high density housing near Mr. Palmer's property and is concerned that in a few years when the housing market picks up that the township is going to be inundated and suffer seriously for lack of transportation, schools, services, facilities and adding to that may not be the best thing for this township. Mr. Palmer pointed out that the sewer facilities are in place and also the water supply was put in place by Mike Rhoads so he feels this statement is contradictory. Ms. London asked if the property is currently in any type of agricultural use or reserve right now and Mr. Palmer stated the property is being farmed at this time but it is not in any type of reserve.

After lengthy review and consideration a motion was made by David Moyer and seconded by Elaine Pennington to recommend retaining the current HDV and GI zoning of this property and to deny the rezoning request by Mr. Palmer. **No public comments received.**

4 ayes

3 nays

Motion carries

ANNOUNCEMENTS

The Joint Comprehensive Committee meeting scheduled for Monday has been cancelled. Mark Bedle is the Chairman, David Moyer is Vice-Chairman. A motion was made by David Heimbach and seconded by Mark Bedle appointing Elaine Pennington as Secretary of the Joint Comp Committee.

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ADJOURNMENT

A motion was made by Tom Jordan and seconded by Mark Bedle to adjourn the meeting at 8:26 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary