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**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
MAY 6, 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, May 6, 2010, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Tom Jordan, David Moyer, Elaine Pennington, Mark Bedle, Jennifer Cunningham, Craig Morder and Secretary, Jason Ganster; Dan Becker, Kozloff Stoudt, John Weber, LTL Consultants and members of the public were in attendance.

Absent: David Heimbach, David Moyer

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 APRIL 1, 2010

A motion was made by Elaine Pennington and seconded by Mark Bedle to approve the Minutes, with additions to the members present, for the April 1, 2010 meeting of the Planning Commission. **No comments received.**

All ayes

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Letters were sent out to the following people requesting their status of their submitted plans:

Doug Stetler-West Side Sketch Plan- Mr. Stetler stated there were problems when the plan was first submitted. John Aston was working on it. The driveways were not approved due to the speed limit and the crest of the road in front of the property, which is across from the Barto Post Office. Since then, the speed limit has been reduced to 35 MPH; Aston has resubmitted and is waiting to hear from PennDOT about the driveways. Mr. Stetler's intention for his plan is to give these lots to his daughters to build their houses on. Mr. Stetler then asked what would he be required to do to get this divided into 5 lots across the front, as it is drawn up, to later build the 2 houses. Mr. Stetler was asked what the zoning is for this property and was told that it is all Water Shed. It was then clarified what each lot size should be and that it would be cheaper for him to do 3 lots. Mr. Stetler then asked if he would be required to put sewer in now, as the houses would not be built until a couple years later and was told that they would have to check the 537

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Plan, but if it is not a sewer service area he could use an on-lot system. Solicitor Dan Becker stated that they are looking for plans that have been on the books for quite sometime now to move forward and to make it clear that there are no guarantees that they are going to grant indefinite extensions and that plans need to move forward. As long as they see this happening, for instance, attending the meeting tonight, for example, is a step in the right direction. Mr. Becker then stated that he feels they gave Mr. Stetler some good direction and the next step would be to file his preliminary plan. Mr. Becker recommended that because this is a Sketch Plan, the easiest thing to do is to withdraw it and this decision is up to Mr. Stetler. He also recommended this be tabled until the next meeting.

George Sterner Sketch Plan- Township Manager Jason Ganster stated that Mr. Sterner would not be attending this meeting tonight, but he did speak with Mr. Lehmann of All County and Associates, their engineer and they requested to be put on the agenda for the June meeting to discuss this. Mr. Hoffman has also requested to be put on the agenda as well.

John Backenstose-Back Country Road Preliminary Plan and Clover Hill Sketch Plan- Mr. Backenstose stated that the Clover Hill Sketch Plan came in 2002 when it was required to have a sketch plan. The zoning was proposed to go from R2 to Ag and it came in ahead of that and they still held a hearing. He stated that John reviewed it both ways and the zoning and subdivision were appealed. There was clarification on when the plan was submitted and when the zoning changed. Mr. Becker stated that the ordinance was found to be valid as it went through the court system and was reaffirmed later. Mr. Becker then questioned Mr. Backenstose what his intentions are now for this plan. Mr. Backenstose responded that when he first purchased it he wasn't going to do anything with it, but now with the monies invested in preserving it, he would like to move forward by putting in a cul-de-sac and estate lots on the rest of the property. Mr. Backenstose would like to proceed and just would like to know what direction to take. Mr. Becker then explained to the planning commission what he feels their legal rights are and course of actions they could take and their recommendations for the Board of Supervisors. Mr. Bedle just wanted to clarify that the Planning Commission is just making recommendations to the Supervisors, and he was told yes. Mr. Bedle then questioned what Ordinance should this Plan be reviewed under. Mr. Backenstose stated it already has been reviewed under both Ordinances. Mr. Becker explained that there is a law called the Pending Ordinance Doctrine. Mr. Becker stated that this would have to be looked into with this Plan submittal. Mr. Backenstose stated he was here in October of 2009 and asked Solicitor Price for an opinion also and never received anything. Mr. Backenstose would like to know which one of the three plans submitted should he move forward with. Mr. Bedle asked what direction would Mr. Backenstose like to use. Mr. Bedle would like to know which plans are in compliance with either Ordinance. Mr. Backenstose stated he would come back at the June's meeting with a plan he would like to use. Mr. Bedle would like to have the Board of Supervisors recommend which ordinance to review this plan under.

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John Backenstose spoke about Back County Road and he stated that this plan is now part of the Gehringer Tract and it will be withdrawn.

John Granahan – Melcher/Quaker Homes Subdivision. – No one was present for this plan. Mr. Weber stated the Plan had Conditional Preliminary approval in 2005. The first version of a Final Plan was in 2007 and there has been no response from the review letter dated 2008. Mr. Weber stated that this Plan has not complied with any of the items on the review letters.

SUBDIVISION EXTENSIONS

None

SPECIAL REQUESTS

None

COMMUNICATIONS

A copy of a letter received from the Berks County Conservation District stating that the application for Hutt's Glass has been returned due to Administrative Incompleteness.

ADDITIONAL ITEMS

None

ANNOUNCEMENTS

The Board of Supervisor's tabled any action on the Hoffman Sketch Plan until a meeting is held with the developer and office staff to discuss the Ordinance that should be used for this Plan.

Next meeting date is July 1, 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