

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
OCTOBER 1, 2009**

CALL TO ORDER

The meeting of the Planning Commission was called to order at 7:01 p.m. by Chairman, Russell Drabick on Thursday, October 1, 2009, at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Russell Drabick, David Moyer, Tom Jordan, Mark Bedle, David Heimbach, Jennifer Cunningham, Susan Brown, Planning Commission Secretary, Stephen Price, Esquire, representing Mogel, Speidel, Bobb & Kershner, Dwight Powell, Engineer representing Evirotech & Associates, Inc.; and eight (8) people in attendance.

Absent: Rose Martin

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 SEPTEMBER 3, 2009 MEETING MINUTES

A motion was made by David Moyer and seconded by Mark Bedle to approve the minutes, as prepared, for the September 3, 2009 meeting of the Planning Commission. **No public comments received.**

All ayes

Absent: Rose Martin

BROOKE ANNEXATION-WASHINGTON INN

Richard Hetrick, Aston Surveyor/Engineers was present this evening on behalf of Mr. Brooke. Mr. Hetrick explained the plan previously approved exceeds the two (2) acre per year limit therefore they are proposing this change to accommodate this Clean & Green restriction. This change will allow parcel 1b to be split into two (2) parcels with one parcel being transferred this year and one parcel transferred next year. The old plan has not been recorded. Upon approval of this revised plan it will be recorded and signed and notarized plans will be provided to the Township. A motion was made by David Heimbach and seconded by David Moyer. **No public comments received.**

All ayes

Absent: Rose Martin

NEW SUBMITTAL

None

SUBDIVISION REVIEW**Hutts Glass Land Development Plan:**

Mr. Erik Frey and Mr. Richard Hetrick were present to discuss the Hutt's Glass Land Development Plan which was submitted August 19, 2009. It was noted by the Chairman that the Berks County Planning Commission Review Letter had not yet been received and there were no comments received from the EAC or the Recreation Committee. Mr. Hetrick stated they are requesting an additional waiver in addition to the original waiver requests. The completed list of waiver requests are as follows:

- 107-39.C-Water Supply. The Township can require environmental studies regarding water supply for this site. The existing building is in use and there are no issues with water supply or sewage disposal. The new building, although large, will utilize one full time employee plus twelve drivers who work off-site for a total additional flow of only 150 gallons per day. This is not a significant increase. Also, Hutt's Glass had their well tested on April 30, 2009 by Suburban Water and all items passed.
- 107-33.E-To not require paving of the new driveways
- 107-42.C-To allow lighting illumination levels not to meet the minimum levels. Fixture design will comply with standards
- 107-47.A(2)-To not set concrete monuments where there are existing property corner markers
- 107-72-Pertaining to the specific requirements of parking lot landscaping. As part of this proposal, over 100 trees are proposed, including trees around the perimeter of the proposed parking area
- 107-73-Street trees. The limited frontage and sight line requirements do not allow for street trees
- 107-75-Buffer Screens. As part of this proposal, over 100 trees are proposed, including trees which serve as buffers. There is also over 250 ft. of proposed screened fencing along the East Side of the new building
- 107-76-Site element screens. As part of this proposal, over 100 trees are proposed to make this development as attractive as possible

Mr. Hetrick stated he will work with the Township Engineer to get the storm water management issues resolved. Mr. Hetrick also explained the area around the existing building back to the new building will be paved.

Public Comment:

Stacia Wenhold, 93 Limekiln Road, asked if she could have access to the plans and asked if she could have a digital copy of the plan. It was stated that it was up to the owner if he would want to supply them digitally. Mrs. Wenhold asked if they will be placing any type of buffer between the property line. Mr. & Mrs. Wenhold are requesting that the trees along the driveway that have died or fallen due to the weather be replaced. Mr. Frey stated that would not be a problem. Mrs. Wenhold also asked what type of traffic would be entering the property. It was stated the traffic would be during the normal business hours and the traffic will remain the same as it is now.

A motion was made by Mark Bedle and seconded by Jennifer Cunningham to grant the waivers as requested. **No public comments received.**

All ayes

Absent: Rose Martin

OCTOBER MEETING SUBDIVISION EXTENSIONS

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

Stinely Subdivision	11/04/09 to 02/01/10
Gehring Farms Phase I Revision	11/13/09 to 02/10/10

No public comments received.

All ayes

Absent: Rose Martin

ADDITIONAL ITEMS

Stinely Subdivision:

David Moyer stated he checked with the County on the Rain Gardens and the township is not required to maintain them.

CLOVER HILL SKETCH PLAN UPDATE:

John Backenstose was present to discuss the Clover Hill Sketch Plan. Mr. Backenstose handed out a copy of the sketch plan for general discussion purposes. Mr. Backenstose stated it needs to be determined which ordinance this is reviewed under so he will know how to proceed. This is a ten (10) lot subdivision.

It was questioned if the site distance can be met with this plan and Mr. Backenstose stated the scrub trees will need to be knocked down and the embankment will need to be cut back.

After some discussion it was decided Mr. Price will research which ordinance this will fall under so Mr. Backenstose knows which direction to proceed. After Mr. Price completes his research he will draft a memo to the Planning Commission informing the committee of his findings.

Peddling Permits:

The question was raised if people obtain a peddling permit from the township are they required to have identification with them when they are approaching homeowners? It was stated Mr. Bedle should address that question to the Township Manager.

Arcadis:

Mr. Powell stated the Easement Agreement has been resolved with the Wheelers however; they have not been successful working out the Maintenance Agreement with Bally Borough. Mr. Powell stated Well #3 is permitted to discharge into West Branch of Perkiomen Creek. Arcadis will bring the line down along Old Route 100 to about 250' beyond Sycamore Road, cross over the Haviland Property to discharge into the stream. The Easement Agreement has been obtained from the Haviland's and they do have the DEP Permits. Mr. Price indicated he did not think it was necessary for the Township to require a full Land Development Plan. What they need to do

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is agree to provide the Engineer and the Township with As Builds after it is complete and also the Township Residents should be notified. Mr. Price stated as a condition of the Waiver of the Land Development Plan the Board of Supervisors should require Arcadis to notify all affected land owners and to provide copies of the notices to the Township.

COMMUNICATIONS

- Letter to Mr. Jonathan Krueger, Berks County Planning Commission regarding Hutt's Glass-dated 9/9/09
- Notice of Filing of Preliminary Plan for Hutt's Glass-dated 9/10/09
- Letter to Board of Supervisors regarding the resurfacing of Gehringer Road-dated 9/15/09

ADJOURNMENT

A motion was made by Mark Bedle and seconded by David Moyer to adjourn the meeting at 8:16 p.m.

All ayes

Absent: Rose Martin

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary