

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
SEPTEMBER 3, 2009**

CALL TO ORDER

The meeting of the Planning Commission was called to order at 7:02 p.m. by Chairman, Russell Drabick on Thursday, September 3, 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, Rose Martin, Jennifer Cunningham, Susan Brown, Planning Commission Secretary, Aaron Bell, Esquire, representing Mogel, Speidel, Bobb & Kershner, Dwight Powell, Engineer representing Evirotech & Associates, Inc.; and five (5) people in attendance.

Absent:

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 AUGUST 6, 2009 MEETING MINUTES

A motion was made by David Moyer and seconded by David Heimbach to approve the minutes, as prepared, for the August 6, 2009 meeting of the Planning Commission. **No public comments received.**

All ayes

NEW SUBMITTAL

Hutts Glass Land Development Plan submitted August 19, 2009 with completed applications and all appropriate fees. A motion was made by Mark Bedle and seconded by David Moyer accepting the plan and to forward on to all review committees. **No public comments received.**

All ayes

Member David Heimbach questioned if the applicant is aware there previously was a landfill at this location. Mr. Aston stated the prior landfill area has been marked out on the plan and this building will not be affected by the landfill area.

CLOVER HILL SKETCH PLAN UPDATE

Mr. John Backenstose was present this evening to discuss the current status of the Clover Hill Sketch Plan and also to ask for some direction from the Planning Commission to proceed with this project. Mr. Backenstose explained when the original plan was submitted the Township required three different plans to be submitted for review. Mr. Backenstose reviewed the three

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different plans with the Planning Commission and stated he would like to proceed with the plan but only with one piece of the plan which is located at County Line Road and would like to put a cul-de-sac in at this time. Mr. Backenstose stated past comments from review committee's were minimal and this plan would be reviewed under the ordinance in effect at the time of submittal. Mr. Backenstose stated his preferred plan is plan #2 with approximately twelve (12) lots. Mr. Backenstose stated he would submitted a few different plans to get an idea of what the Planning Commission is looking for as far as cul-de-sac length, lots, etc. It will need to be determined by the Township Engineer and the Solicitor which ordinance this plan will be reviewed under.

KELSCH REVISED PLANNING MODULE

The Kelsch Planning Module has been revised to address the issue of the impact of the proposed on-lot sewage disposal system on the exception value waters of the Commonwealth. There were no Planning Commission Members with any concerns regarding the revised Planning Module. A motion was made by Rose Martin and seconded by David Heimbach approving the Kelsch Revised Planning Module. **No public comments received.**

All ayes

NPDES RENEWAL APPLICATION-BALLY WELL #3

Engineer Powell explained Bally wants to put in a discharge line from Well #3 that will empty into the Swamp Creek. Bally has submitted the NPDES Permit and once the Permit is filed the Township has thirty (30) days to review and respond. Mr. Powell stated the Township has until September 12th to respond. So noted.

SUBDIVISION REVIEW

Stinley Subdivision:

Mr. John Aston was present this evening representing the Stinley Subdivision. Mr. Aston requested to review the September 3, 2008 Engineer Review Letter. Mr. Aston stated Item #1 regarding zoning has been addressed, item #2 discusses the fee-in-lieu-of, they will get an estimate for the equal amount and present to the Township Board of Supervisors. Regarding the road improvements at one point there was discussion about widening the road. The road slopes off on the Stinley side and Mr. Aston met with Roadmaster Mohr to discuss this issue. The feeling was the improvement was not needed and possible a fee-in-lieu-of would be appropriate. This idea was presented to the Board of Supervisors and they were inclined to take the fee-in-lieu-of. An estimate was submitted to the Township Engineer and the amount will be resolved at the time of final approval. Item #3 will be addressed. Sewer connections are addressed in the Planning Module which is under review at Gilmore & Associates at this time. Testing of the existing well may be needed but they will provide whatever is necessary with regard to water quality. The E & S Plan will be sent off to the Conservation District.

Mr. Aston explained on each of the four (4) lots there are small basins on each lot. The bigger basin or rain garden is located on lot #6. There will be no need for cross easements. It is noted on the plan that the rain garden is part of the townships storm water system and must be protected. Each lot owner is responsible for the maintenance of the rain garden on their lot. If the township requires an easement Mr. Aston stated they would comply with that request. The rain gardens would be inspected semi-annually by the township and after any large storm event.

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It was questioned if the home is sold is the new owner responsible for the maintenance of the rain gardens and Mr. Aston answered that the responsibility is transferred when the home is sold, it is part of the settlement. The three additional comments will be addressed and Mr. Aston will provide a plan view of each one.

It was questioned if the Volunteer Barto Fire Company has had a chance to review the plan and it was stated no they have not. A copy of the plan will be forwarded to the Fire Company for their review and comment.

A motion was made by Rose Martin and seconded by Jennifer Cunningham recommending Preliminary Approval of the Stinley Plan. **No public comments received.**

All ayes

SEPTEMBER MEETING SUBDIVISION EXTENSIONS

Chairman Drabick questioned the Engineer if he had an update on the five (5) subdivisions listed below with respect to a time line that was requested at the last meeting. Mr. Powell stated he was directed by the Township Manager to give him a price quote for the work to be completed which Mr. Powell did provide to Mr. Ganster. Mr. Powell stated the price estimate he provided was based upon him contacting the developers to inquire as to what their intensions are. It was explained to Mr. Powell that the Planning Commission requested a time line for the five (5) plans. The discussion that took place at the last meeting was read from the minutes of the August 6th meeting.

A motion was made by Rose Martin and seconded by Mark Bedle approving the following subdivision extensions:

Melcher/Quaker Homes	10/05/09 to 01/03/10
George Sterner Sketch Plan	10/05/09 to 01/03/10
Clover Hill Sketch Plan	10/05/09 to 01/03/10
Charles Hoffman Sketch Plan	10/05/09 to 01/03/10
Back Country Road	10/05/09 to 01/03/10

No public comments received.

All ayes

ADDITIONAL ITEMS

Gehringer Road Resurface Request:

It was questioned by the Planning Commission what the status is of the resurfacing of Gehringer Road. This was questioned at the last meeting and Mr. Shafkowitz stated he would get an answer within 24 hours however, no response was received. The Planning Commission Secretary was directed to send a memo to the Board of Supervisors regarding this matter.

Transportation Study-Limekiln Road and Route 100:

Mr. Powell provided a Transportation Study completed in 2001 which states this intersection does not meet the criteria for a traffic light.

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The Township has filed the application for the permit at Route 100 and Barto Road for a traffic light and to engage a Certified Traffic Engineer to conduct the traffic study. It was questioned where the funds will come from for a traffic light and it was explained the Traffic Impact Fund will cover the expenses and this money must be used within a certain time period.

Public Comment:

Mr. Richard Nester, Route 100, questioned if anything has been done with the new comprehensive map and it was stated nothing has been changed. Mr. Nester also asked if the Bally Well Plan has gone through and it was stated that an agreement has not yet been reached with Mr. Wheeler.

Mr. Nester stated there is still a lot of water coming on to his property when it rains and he feels that the work that was completed by PenDot did not correct the problem.

COMMUNICATIONS

- Letter from Hereford Township regarding Curative Amendment Hearing-dated 8/21/09
- Letter to Mr. Richard Mingey-dated 8/14/09
- Letter to Board of Supervisors regarding Gehringer Farms Phase I-dated 8/14/09

ADJOURNMENT

A motion was made by Mark Bedle and seconded by David Moyer to adjourn the meeting at 8:23 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary