# The Washington Township

## **Planning and Zoning Committee**

11798 Buchanan Trail East, Waynesboro, PA 17268

## **Minutes**

## January 8, 2024

The regular monthly meeting of the Washington Township Planning and Zoning Committee was held January 8, 2024, in the Township Meeting Room at 1:30 p.m.

The following Committee members were present: Charlie Strausbaugh, Dan DeDona, Scott Stine, Ted Snowberger, and Stewart McCleaf. The following Township staff were also present: Township Manager Vernon Ashway, Asst. Township Planner Chad Reichard, Township Secretary Karen Hargrave, and Township Solicitor Zach Mills. Lee Royer of R. Lee Royer Surveying, and Washington Township Engineer Tim Cormany were also present.

#### Other Business:

The meeting was called to order by acting Chairman Vernon Ashway.

The following officers were elected for the Planning Committee:

Chairman – Dan DeDona on a Strausbaugh/McCleaf motion. Unanimous vote Vice Chairman – Ted Snowberger on a McCleaf/Snowberger motion. Unanimous vote

Secretary - Charles Strausbaugh on a McCleaf/Snowberger motion. Unanimous vote

Chairman DeDona ran the meeting after his election as chairman.

The agenda for the meeting was approved on a McCleaf/Strausbaugh motion. The vote was unanimous.

The minutes of the December 11, 2023, meeting were also approved on a McCleaf/Snowberger motion. The vote was unanimous.

#### Plans:

18-23 JCS Commercial Properties

Monterey Lane (SR-2011)

Land Development Plan: This plan was explained to the Committee. WTMA and Franklin County Planning had no comments. Washington Township's Engineer had six comments. Of these comments, the most critical were parking lot design along NBN Way (310-25(A), 310-36(A), 360-53, and 360-54(A), which would require the granting of a variance to the building coverage maximum, the green space minimum required by the Zoning Ordinance, and the parking lot design. Additionally, the applicant is seeking a waiver to section 310-10(C), which requires Conservation District approval. The Engineer had no objection to granting this waiver request, but reminded the applicant that appropriate erosion and sedimentation controls were required. Supervisor Stine inquired how many jobs were to be created by this development. The applicant was unaware of the number of jobs to be created, but would get a figure for the Planning Committee.

This plan was recommended to be tabled until a variance was granted by the Zoning Hearing Board on a Stine/Snowberger motion.

The vote was unanimous.

19-23 Antietam Commons Lot 1C

North Welty Road (T-330)

Land Development Plan: This plan was explained to the Committee. WTMA and Franklin County Planning had no comments. Washington Township's Engineer had seven comments. Of these comments, the most critical was a requirement to include design information demonstrating compliance with Article XVIII of the Township Zoning Ordinance (Floodplain Overlay).

This plan was recommended for approval, pending conservation district approval, engineer review of the stormwater management plan, and the provision of bonding on a Snowberger/McCleaf motion.

The vote was unanimous.

20-23 D&L Investments, LLC

Wayne Highway (SR-0316)

Land Development Plan: This plan was explained to the Committee. WTMA and Franklin County Planning had no comments. Washington Township's Engineer had seven comments. Of these comments, the most critical were fact that this property has been rezoned to Industrial. The plans should be updated to reflect the zoning classification. Additionally, the Zoning Ordinance requires a 100-foot buffer between Industrial and Residential zones. The property adjoining on the rear of the applicant's property is zoned Agricultural, which can also have residential uses. When this property was re-zoned Industrial, the Township created a nonconforming property. However, the Agricultural property is solely used for farming purposes, and no living structures are present on the property. The Planning Committee determined that the required 100-foot buffer was not applicable to this land development plan.

This plan was recommended for approval with the addition of water and oil separators, and pending the addressing of comments made by Washington Township's Engineer on a McCleaf/Stine motion.

The vote was unanimous.

21-23 Zody 3 Parcels

Wharf Road (T-304)

Subdivision Plan: This plan was explained to the Committee. WTMA's and Franklin County Planning's comments were outstanding. Washington Township's Engineer had one comment.

This plan was recommended for approval, pending Franklin County and WTMA comments on a Stine/Snowberger motion.

The vote was unanimous.

02-24 Dave Unger

Valleywood Drive (T-434) and Mentzer Gap Road (T-378)

Subdivision Plan: This plan was explained to the Committee. WTMA's and Franklin County Planning's comments were outstanding. Washington Township's Engineer had one comment.

This plan was recommended for approval, pending Franklin County and WTMA comments on a McCleaf/Snowberger motion.

The vote was unanimous.

The meeting was adjourned at 2:21 p.m. by a McCleaf/Stine motion. The vote was unanimous.

Respectfully submitted,

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