

The Washington Township

Planning and Zoning Commission

13013 Welty Road, Waynesboro, PA 17268

Minutes

January 11, 2016

The regular monthly meeting of the Washington Township Planning and Zoning Commission was held January 11, 2016, in the Township Meeting Room on Welty Road at 7:00 p.m.

The following Commissioners were present: Brown, Damazo, Firme, Heefner, and Price. The following people were also present: Township Manager Michael Christopher, Assistant Township Manager Jeffrey Geesaman, Township Planner Clint Rock, Township Solicitor John Lisko, Mari Over with Over Reporting, Jeff Ramsey, Dave Weber, Candice Whitsel, Paul Schurr, Lois Reynolds, and two others.

Chairman Firme called the meeting to order.

The Planning Commission welcomed Frank Damazo as the new member.

Reorganization of the Board:

On a Brown/Firme motion, Jay Heefner was nominated and appointed as the Chairman of the Planning Commission. Vote was unanimous. Joe Brown was appointed as the Vice Chair on a Price/Damazo motion. Vote was unanimous. Frank Damazo was appointed as the Secretary on a Price/Firme motion. Vote was unanimous.

There were no comments from the floor.

The minutes of the September 14th, 2015 meeting were approved on a Brown/Heefner motion. Vote was 4-0 with Commissioner Damazo abstaining.

Annual Report:

The annual report was reviewed and approved as submitted on a Firme/Price motion. Vote was unanimous.

Conditional Use Hearing:

CU15 – 003 Ramsey:

Township Planner Rock read the notification dates and advertisement dates as well as the case number, property address, and zoning district into the record.

Dave Weber questioned specific definitions of Conditional Use and Ag District and then went on to question why this proposed Conditional Use is being considered now, when the business has been in place for approximately 10 years.

Paul Schurr stated that the current entrance is at an unsafe location.

Jeff Ramsey said that he had spoken with former Washington Township Code Enforcement Officer, Gerald Zeigler, before purchasing the property in 2006 and that Mr. Zeigler told him that there would be no issue with having his trucks on this property. He said that the need for a Conditional Use hearing was never mentioned.

Commissioner Heefner inquired about the storage and disposal of parts and materials from servicing the trucks. Mr. Ramsey stated that many of the parts need to be returned to the manufacturer and others are recycled and that used oil is taken to a property in Quincy Township for recycling. All of these materials are temporarily stored on site before being taken away, however. He also stated that there is no fuel storage on site.

Business hours were also discussed. Mr. Ramsey stated that the trucks typically leave between 2-3am and are generally back by 3pm. He also noted that the trucks are normally started and left to run for approximately 15 minutes in order to build air pressure to operate the brakes. Township Solicitor John Lisko inquired about the noise generated within this 15 minute period. Mr. Ramsey stated that the noise is minimal and that he and his wife do not hear it in their own home.

Lois Reynolds expressed concerns about the tires and other junk and materials stored on site as well as the runoff of dirt and dust from the trucks, when they are cleaned, and also the noise generated when the trucks are worked on.

Mr. Weber questioned what is being hauled in the trucks and also mentioned a potential issue with the septic system.

Mr. Ramsey said that the trucks haul cement and are washed on site in the same way that you would wash a car, at a home. Standard car wash soap/detergent is used, no degreasing of the engines is done on the property, and that the trailers are sealed and not washed out on site. He said that he could consider a basin area for runoff from washing the trucks.

Frank Damazo expressed concerns over any oil or break dust that may be produced by servicing the trucks, on site.

The Public Hearing was closed on a Firme/Price motion. Vote was unanimous.

It was decided that application for Conditional Use be recommended for approval with the following conditions:

- Having trucks enter the property from the northeast and exit to the southwest
- Limiting the number of truck and trailers to 5 each
- The construction of a pole building for servicing the trucks and storing parts and tires within 18 months of the approval of the Conditional Use
- Providing a site plan of the proposed improvements to the Washington Township office.
- The installation of a runoff/bio-retention basin for washing and storing the trucks

on a Heefner/Hess motion. The vote was unanimous.

Plot Plans:

- 11-15 Farmspring Estates ~ Gulf Drive North – Final Plan: A waiver request for showing proposed grading on the plan was recommended for approval on a Brown/Fime motion. Vote was unanimous. The plan was recommended for approval on a Damazo/Brown motion. Vote was unanimous.
- 12-15 Julia Miller Klein ~ Lyons Road – Final Plan: The plan was recommended for approval subject to an approved DEP Planning Module on a Firme/Brown motion. Vote was unanimous.

The meeting was adjourned at 8:43 p.m. by a Firme/Price motion. Vote was unanimous.

Respectfully Submitted,



Frank Damazo, Secretary