

The Washington Township
Planning and Zoning Commission
13013 Welty Road, Waynesboro, PA 17268

Minutes

February 13, 2017

The regular monthly meeting of the Washington Township Planning and Zoning Commission was held February 13, 2017, in the Township Meeting Room on Welty Road at 7:00 p.m.

The following Commissioners were present: Heefner, Brown, Damazo, Firme, and Price. The following people were also present: Planning Commission Alternate Scott Shacreaw, Township Manager Michael Christopher, Assistant Township Manager Jeffrey Geesaman, Township Planner Clint Rock, Township Solicitor John Lisko, Tim Company with Martin and Martin, Mari Over with Over Reporting, Lee Royer, Jen Fitch with the Herald Mail, Zack Glenn with the Record Herald, plus nineteen others.

Chairman Heefner called the meeting to order.

Reorganization of the Board:

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

There were no comments from the floor.

The minutes of the December 12, 2016 meeting were approved on a Brown/Damazo motion. Vote was unanimous.

Conditional Use Hearing:

CU17 – 001 Spring Run, Phase III:

The Public Hearing was entered on a Damazo/Brown motion. Vote was unanimous.

Commissioner Joe Price abstained from participating in the Public Hearing. As a result, Planning Commission Alternate Scott Shacreaw became eligible to participate and vote on this application.

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

Lee Royer presented the application, explaining the proposed lot layout and plan for the age-themed marketing of the subdivision. He also showed photos of the product that could be built.

Frank Damazo questioned the size of the lots. Lee Royer stated that the minimum size is approximately 7,500 square feet.

Chris Firme asked if there would be sidewalks. Lee Royer said that the potentially builder for the subdivision would plan to include them.

Joe Brown asked if the proposed HOA would be in conjunction with the HOA of Phases I and II. Lee Royer stated that Phase III would have a separate HOA. He added that, with the proposal being a 55 and older community, a maintenance package would be offered to the property owners that would take care of landscaping and snow removal. These additional amenities would require a separate HOA/

Joe Brown also questioned the impact the increased density may have on traffic in the area. Lee Royer stated that he did not feel that it would have a significant effect .

Frank Damazo questioned the age restriction of 55 and older for the proposed community. Lee Royer stated that it seems to be legal to restrict by age but that the age may simply be a marketing tool, as opposed to a requirement.

John Lisko asked for confirmation that the infrastructure would support the increased density, asking specifically about stormwater management. Lee confirmed that the stormwater management that would be provided would account for the increased density and impervious surface.

Tim Cormany noted that there is only one point of ingress/egress into the community and questioned whether this was a concern with the increased density. Lee Royer pointed out that, given the constraints of Spring Run Creek and limited access to public right of ways, there is really no way to add a second roadway entrance. He did note, however, that it he intends to use an existing farm lane as an emergency access point by way of Gehr Road.

Lois Gift expressed concern over how the site improvements and construction may impact her electric service, well, and septic system. Lee Royer assured her that there should be no interference with her well or septic system and that her electric should not be an issue, either.

Andrew Bockman spoke on behalf of the Spring Run HOA as their Vice President. He stated that the current residents of Phases I and II are not happy about the application for duplex units and have asked that a separate HOA with its own dues

be required for Phase III. He added that a different name for Phase III should be required to avoid any confusion between the HOAs. He also requested that a buffer of trees be planted to separate and screen Phase III from Phases I and II.

Kris Martin questioned where the Code allows for duplexes as a Conditional Use in the R-1 Zoning District. Planner Rock pointed out that the appropriate section is Chapter 360-66.F. which was adopted as a text amend by Ordinance 254 in March of 2016.

Bill Hagen echoed the suggestion for a different name for Phase III. He also asked if the application was already approved or if there was a consideration to deny it. John Lisko stated that a Conditional Use is the same as a Permitted Use with reasonable conditions as set by the Board of Supervisors. Mr. Hagen also asked about what would happen to the large walnut trees in this area and if the electric would be overhead or underground. Lee Royer stated that there would be no reason to disturb the walnut trees and that electric service would be underground.

Emily Young questioned how far the duplex units would be from the rear yard of existing dwelling surrounding the proposed community. She expressed concerns over open space.

Carolyn Peterson suggested that some of the details of the application were unclear, citing specifically the age restriction and inclusion of a sidewalk. She requested that these details be clarified and also expressed concerns over increased speed and volume of traffic on Gehr Road.

Jody Walker suggested a planting buffer around Phase III. He also suggested that the density does not fit the R-1 Zoning District, citing the description of R-1 in the Joint Comprehensive Plan. He also pointed out that there is an increase in density proposed with no increase in amenities to match such as open space areas.

Grant Gayman expressed concern over the stormwater management and drainage for Phase III.

Chris Firme asked if they are able to require a larger lot size. John Lisko said that they could request a larger lot size but could not legally require it.

Joe Brown asked if they would consider larger lots. Lee Royer said no. He asked if they would consider fewer units and, again, Mr. Royer said no.

Bill Hagen suggested a traffic study be done and John Piper requested that the speed limit on Gehr Road be decreased to 25 mph.

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

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

- A Traffic Study be done for the proposed subdivision
- A Separate HOA will be created for Phase III
- Sidewalks will be installed on both side of all public streets in Phase III.
- A buffer/screen-planting be planted around the perimeter of Phase III
- A walking trail be constructed along the stream and retention basins and maintained by the HOA.

on a Damazo/Firme motion. The vote was 5-0.

Plot Plans:

- 01-17 WIDC, Lots 7 & 7A ~ Zane A. Miller Drive – Preliminary Plan: The plan was recommended for approval with modifications subject to approval from the Franklin County Conservation District, the Washington Township Municipal Authority, and the stormwater review from Township Engineer Martin and Martin on a Price/Damazo motion. Vote was unanimous.
- 02-17 Waynesboro Youth Soccer Association ~ Country Club Road – Final Plan: The plan was recommended for approval on a Damazo/Brown motion. Vote was unanimous.

Annual Report:

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

The meeting was adjourned at 8:37 p.m. by a Price/Firme motion. Vote was unanimous.

Respectfully Submitted,


Frank Damazo, Secretary