

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

Minutes

August 12, 2019

The regular monthly meeting of the Washington Township Planning and Zoning Commission was held August 12, 2019, in the Township Meeting Room on Welty Road at 7:00 p.m.

The following Commissioners were present: Heefner, Carey, Firme, Brown, and Damazo. The following people were also present: Township Planner Vernon Ashway, Township Manager Jeff Geesaman, Township Solicitor Zach Mills, and Tim Cormany. Also present was, Larry and Delisa Leonard, Ronnie Martin, Linda Barkdoll, Lee Royer, John Ott and Attorney Jeff Evans. Stenographer Mari Over was also present to record the Conditional Use Hearing.

Chairman Heefner called the meeting to order.

There were no comments from the floor.

The minutes of the June 10, 2019 meeting were approved on a Brown / Firme motion. Vote was unanimous.

Plot Plans:

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| 10-19 | Antietam Commons Lot 135
Subdivision Plan: The plan was reviewed. All comments had been addressed. Plan was recommended for approval on a Damazo/Brown motion. Vote was unanimous. | North Welty Rd. | Final |
| 13-19 | Larry & Delisa Leonard
Land Development Plan: After a review and explanation of the plan by Lee Royer, the plan was recommended for approval on a Firme/Damazo motion. Vote was unanimous. | Harper Dr. | Final |
| 11-19 | Mary and Ronald Martin, LLC 14
Subdivision Plan: The plan was reviewed and explained by Lee Royer. The plan was then recommended for approval on a Firme/Carey motion. The vote was unanimous. | Buchanan Trail East | Final |
| 12-19 | Red Roof IV | Buchanan Trail East | Final |

Land Development Plan: The plan was discussed in detail with Lee Royer and Ronald Martin explaining the current status of the plan. The matter of the Storm water Plan not being totally completed, as well as an issue with a pre-existing 6" and a 2" watermain on the property was addressed. The plan was recommended for approval with conditions, on a Damazo/Carey motion. The vote was unanimous. The conditions are that the Storm Water Plan and the water line issue be resolved.

Conditional Use Hearing:

CU19-002 Barkdoll Martin Homes, LLC

Hillendale West

The Conditional Use hearing went into session at 7:30 pm on a Price / Firme motion. Vote was unanimous. The matter was discussed and additional information, was presented by Lee Royer and Ronnie Martin. At 7:40 pm the hearing was closed on a Firme / Brown motion. Vote was unanimous. A Firme / Brown motion was made to approve the Conditional Use as it was presented with no additional conditions. The vote was unanimous.

Re-Zoning Hearing:

RZ-19002 13274 Monterey Ln. Blue Ridge Summit

Township Planner Vernon Ashway explained the area of the proposed rezoning involved in RZ-19002. He also explained that the required notices had been sent out as well as the properties having been posted and the notice being printed in the newspaper. At this time the township has not received any feedback on the proposed rezoning from the public or other property owners. Tim Cormany, with Martin and Martin Engineering had submitted his review and that he had no objections with the proposed changes. Also, the Franklin County Planning Commission as well as the borough of Waynesboro either supported the change or offered no comment. Attorney Jeff Evans, representing David Ott in this matter, explained the re-zoning request and how it would benefit the Ott property and the area. He also addressed several concerns that a neighboring property had introduced during RZ-190001. After a short question and answer period the Planning Commission recommended approval of the Re-Zoning on a Brown/Carey motion. The vote was unanimous.

Proposed Ordinance:

The Planning Commission was given a copy of a proposed ordinance to review and discuss and to make a recommendation to the Board of Supervisors. The proposed ordinance detailed the dissolving of the Planning Commission and establishing a Planning Committee. During the discussion numerous opinions and comments were

expressed. Some of these were that by dissolving the PC it would result in the lack of oversight, like big government, and would limit any public input on the issues that are being reviewed. It was also mentioned that the change would not save any money and that the review process takes time for a reason. Other comments were that there could possibly be a conflict of interest for the committee, that the supervisors never listen to the PC or their recommendations, and that some of the members were offended that the supervisors did not attend the PC meeting or address them personally to explain the situation and that the township is too large a municipality for this type of review system.

At the conclusion of the discussion the Commission would not make a recommendation on the proposed ordinance. Planner Ashway then suggested that the PC put together something in writing to give to the Supervisor's addressing their thoughts and concerns. This was declined also.

The meeting was adjourned at 8:50 p.m. by a Damazo / Firme motion. Vote was unanimous.

Respectfully Submitted,



Frank Damazo, Secretary