

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

Minutes

April 11, 2022

The regular monthly meeting of the Washington Township Planning and Zoning Committee was held April 11, 2022, in the Township Meeting Room on Welty Road at 1:30 p.m.

The following Committee members were present: Vice Chairman Dan DeDona, Supervisor Scott Stine, Supervisor Barbara McCracken, and Supervisor Stewart McCleaf. The following Township staff were also present: Township Manager Jeffrey Geesaman, Asst. Township Planner Chad Reichard, and Township Solicitor Zach Mills. Tim Cormany with Martin & Martin, Sean McFarland of the Washington Township Municipal Authority, and Hung Sun, applicant, were also present.

Vice Chairman DeDona called the meeting to order. There were no comments from the floor.

Other Business:

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

The minutes of the March 14, 2022, meeting were also approved on a McCleaf/McCracken motion. The vote was unanimous.

Proposed changes by the Borough of Waynesboro to the zoning designation of several properties within the Borough were presented and discussed. The Borough is also amending their Zoning Ordinance and Subdivision and Land Development Ordinances. These proposed changes were also discussed, and the Planning Committee offered no comments.

Plot Plans:

- 03-22 Sun Auto Repair East Main Street Final
Land Development Plan: This plan was brought from the table and presented. The plan reflects the usage of an easement by the applicant that has the potential to be challenged in court. The Township's position is that the plan references an easement that is granted to the applicant, which satisfies the requirements of the Township. Further litigation may change this situation and require a new plan submission, but at the present, the applicant satisfies the Township's requirements. The plan was recommended for approval with a modification on a Stine/McCleaf motion.
The vote was unanimous.
The modification was to include a note that states "Approval of this plan does not endorse or create the use of any easement referenced on this plan."

- 05-22 Varit Buena Vista Road Final
Sub-Division Plan: The plan was brought from the table and presented to the committee. The Planning Committee expressed concern with the operation retreat center and lack of transparency of the applicant. On-going issues with the sewer system and general use of the property have caused complaints from the neighbors. The Pennsylvania Department of Environmental Protection, having been made aware of the situation will work with the property owners directly to resolve sewer issues. The plan was referred to the Board of Supervisors without disposition and the requirement that two modifications be added to the plan on a McCleaf/McCracken motion.
The modifications were to include two notes stating "Upon transfer of Lot 1, a written agreement amongst the users of the sewer system must be created and filed with Franklin County, Pennsylvania, the Washington Township Municipal Authority, and Washington Township, which details the operation of the private sewer system, and "The deed for Lot 1 must include reference to Note 20 of this plan, and all subsequent buyers must be informed of the private sewer system and all agreements pertaining to the operation of that system."
The vote was unanimous.

The meeting was adjourned at 2:26 p.m. by a McCleaf/Stine motion. The vote was unanimous.

Respectfully submitted,



Barbara McCracken, Secretary