

WASHINGTON TOWNSHIP
Planning Commission
Public Meeting
Tuesday, February 20, 2024
7:00 PM

The Washington Township Planning Commission public meeting was held Tuesday, February 20, 2024, at the Municipal Building, 1021 Washington Blvd, Bangor, PA.

Members in attendance were:

- Chair Charles Dertinger
- Vice Chair Michael Mazzella
- Commissioner Carol Rice - absent
- Commissioner Carl Palmeri - absent
- Commissioner John Buck
- Engineer Zachary Mitchell
- Engineer Jeff Ott
- Solicitor Dave Ceraul
- PC Secretary Lisa Shetler

There were 5 people in the audience.

1. **CALL TO ORDER:** Chair Dertinger called the meeting to order at 7:00 PM.
2. **PLEDGE OF ALLEGIANCE:** The pledge was recited.
3. **ORGANIZATION:** Commissioner Mazzella made a motion to appoint Charles Dertinger as Chair of the Washington Township Planning Commission. Commissioner Buck seconded the motion. The motion was passed unanimously.

Chair Dertinger made a motion to appoint Mike Mazzella as Vice Chair of the Washington Township Planning Commission. Commissioner Buck seconded the motion. The motion was passed unanimously.

Chair Dertinger made a motion to appoint Ott Consulting as PC Engineer and Lisa Shetler as PC Secretary. Commissioner Mazzella seconded the motion. The motion was passed unanimously.

4. **APPROVAL OF THE MINUTES OF THE LAST MEETING:** Commissioner Buck made a motion to approve the 07.18.23 minutes. Commissioner Mazzella seconded the motion. The motion passed unanimously.
5. **SUBDIVISIONS / SUBMISSIONS:**

Township Job Name: Ohland Palmer Rd Minor Subdivision

Applicant/Owner: Tanner Ohland

Address: 50 Palmer Rd

Surveyor: Policelli Associates Inc.

Engineer Zak Karasek, Ott Consulting, presented the Review Letter as follows:

The existing 6-acre site for this project is located at the intersection of Palmer Rd (TR 662, Collector) and Springfield Dr (TR 677, Collector) within the Agricultural (A) Zoning District. The project includes existing tax map parcel E10-8-15.

The site is currently wooded with an existing gravel driveway. This plan proposes to subdivide the parcel into 2 single-family detached residential building lots (1.8 acres for Lot 1 and 4.2 acres for Lot 2). Access for Lot 1 is shown via a proposed driveway from Palmer Rd, and access for Lot 2 is shown via a proposed extension of the existing driveway from Palmer Rd. Sewage disposal and water service are proposed as on-lot.

1. SALDO 1.4.B
2. SALDO 7.2.D
3. SALDO 7.3.A.3
4. SALDO 7.3.B
5. SALDO 7.3.B.3-5
6. SALDO 7.3.C.1 – waiver granted
7. SALDO 7.3.D.1 & 7.3.G.8
8. SALDO 7.3.E & 10.11
9. SALDO 7.3.E.5 & 7.3.G.4 & 7.3.H
10. SALDO 7.3.F.3 & 7.3.G.5 & 10.7
11. SALDO 10.3.B
12. SALDO 10.4.C
13. SALDO 10.4.G.3 & 10.8.A.8 & 10.11.B
14. SALDO 10.6.D – no waiver necessary
15. SALDO 10.6.E
16. SALDO 10.

6. STORMWATER MANAGEMENT – Ordinance No. 271

1. Section 106.A
2. Section 302.A.1

Zoning officer comments pending

SEO comments pending

Applicant agrees to comply financially.

Commissioner Buck made the motion to accept waiver on item #6. Commissioner Mazzella seconded the motion. The motion passed unanimously.

Commissioner Mazzella made a motion to that no waiver is necessary for item #14. Commissioner Buck seconded the motion. The motion passed unanimously.

Commissioner Buck made the motion to have the plan **approved** as presented. Commissioner Mazzella seconded the motion. The motion passed unanimously.

7. SLATE BELT MULTI-MUNICIPAL COMPREHENSIVE PLAN: Supervisor Huratiak asked that the PC Committee review and acknowledge adoption plan and provide feedback.

8. PUBLIC COMMENT: A neighbor to the proposed subdivision site was present and had a question on how many lots were planned (2).

9. OLD BUSINESS: None.

10. ADJOURNMENT: With no further discussion, Commissioner Mazzella motioned to adjourn the meeting at 7:35 PM. The motion passed unanimously.

Respectfully submitted,

Lisa Shetler
Washington Township Planning Commission Secretary