

Washington Township Planning Commission Meeting Minutes

September 17th, 2019

7: 00 PM

1. Chuck Weiss called the Washington Township Planning Commission meeting to order on Tuesday September 17th 2019, 7:00 PM at the Township Administration Building at 11800 Edinboro Road, Edinboro PA 16412. Those Commission members present were, Chuck Weiss, John Allen, Ken Meyer and Diann Smith. Also in attendance were Council Representative Mike Glass and Zoning Officer Norm Willow. Guests included Steven Gill, Jason Nolde and Mike Russell
2. AGENDA: A motion by John Allen to approve the agenda, seconded by Ken Meyer. **Motion carried unanimously.**
3. MINUTES: A motion by Ken Meyer to approve the August 20th Planning Commission meeting minutes was second by John Allen. **Motion carried unanimously.**
4. CORRESPONDENCE: None
5. OLD BUSINESS: None
6. NEW BUSINESS:
 - a. Subdivision #6-2019; Shirley Renick Trust property located along Arneman and Beason roads, straddles the Erie/Crawford County line. After extensive discussion, Ken Meyer made a motion to waive preliminary and proceed to final approval, seconded by John Allen. **Motion carried unanimously.**
 - b. LDP #5-2019; Final review of First Energy Preliminary Land Development Plan. After lengthy review of the LDP and follow up discussion; concerns were raised the access/security gate will likely be 1000 feet south of the cul-de-sac on the private drive, possibly creating a "lovers lane" or similar. First energy planned "no trespassing" signs at the entrance off of the cul-de-sac. Concern is signs will be ignored, asked First Energy to consider a barrier option closer to the start of the private drive. Diann Smith made a motion to recommend approval and consider the raised concerns, seconded by John Allen. **Motion carried unanimously.**
 - c. LDP #6-2019; Final review of Edinboro Lake Resort LDP Plan. Concerns focused on the decorative wall height, location and appearance, Mike Russel stated the purpose of the decorative wall was for street noise reduction and as a safety barrier; members were not convinced a wall will accomplish either purpose. Concern the 6 foot wall may hinder view of the lake. Wall will be about 30 feet from the road. With downslope grade, top of the wall will be about 4 feet above the road elevation & should not block route 99 southbound travelers view of the lake, it will block the view of the parking and drive area. The modification will allow the expanded parking and decorative wall to encroach 5 feet into the required greenbelt along the road frontage. Washington Township allows roadside fences if they are outside of the road right of way, this wall location complies. John Allen made a motion to recommend approval of the LDP as presented, seconded by Diann Smith. Chuck Weiss, John Allen and Diann Smith voted in favor of the motion, Ken Meyer voted against, **Motion carried .**
7. PUBLIC COMMENTS and QUESTIONS: None
8. ADJOURNMENT: A motion by Ken Meyer to adjourn at 8:28 P.M. was seconded by John Allen. **Motion carried unanimously.**