

Washington Township, Lehigh County Planning Commission

Meeting Minutes

February 24, 2025

Planning Commission Members in Attendance: Dave Lear, Robert Herzog, Gary Van Norman, Brian Hoffman, Andrew Mack and Todd Lichtenwalter. Also present were Township Manager Wade Marlatt and Zoning Officer Marv Walton.

David Lear called the meeting to order at 7:02 PM.

The first order of business was the reorganization of the Planning Commission. Motion by Gary VanNorman to nominate David Lear for the office of Chairman. Seconded by Andrew Mack. All voted aye. Motion carried. Motion by Gary VanNorman to nominate Andrew Mack for the position of Vice-Chairman. Seconded by Brian Hoffman. All voted aye. Motion carried.

Motion by Robert Herzog to approve the minutes of the September 30, 2024 meeting, as presented. Seconded by Andrew Mack. All voted aye. Motion carried.

Agenda Item 1- Galli Minor Subdivision Sketch Plan.

The application proposes the subdivision of an existing 14.68.47-acre parcel located at the northeast intersection of Terrace Lane (T-706) and PA Route 873 into two (2) lots. The parcel is currently improved with a single-family dwelling and multiple accessory structures. Proposed Lot 1 will be approximately 13 acres and will contain the existing buildings and structures. Proposed Lot 2 will be 1.4 acres and will be a vacant lot. As this is a Sketch Plan, no formal action is required by the Planning Commission. The applicant and their engineer/surveyor were present.

1. The applicant and their consultant received written review comments from the Township Engineer and Zoning Officer. The Planning Commission reviewed the comments with the applicant and their consultant.
2. There are currently 2 uses on the existing parcel, a single-family dwelling and a vehicle repair shop. The question of whether there is an existing zoning violation or violations was discussed. It appears there are two (2) violations on the property: 1) Section 342.2 of the Zoning Ordinance states that only one principal use shall be permitted per lot in the RV District and 2) automobile repair is not a permitted use in the RV Zoning District.
3. Dave Lear asked if it would be possible to provide an easement for a turnaround at the end of Terrace Drive.
4. After discussion on whether the applicant needs to request variances before the Zoning Hearing Board, motion by Gary VanNorman to recommend to the Zoning Hearing Board that any application for relief regarding the use as well as 2 uses on the property, be approved. Seconded by Robert Herzog. All voted aye. Motion carried.

There being no further business, a motion was made to adjourn the meeting by Andrew Mack and 2nd by Todd Lichtenwalter. All voted aye. Motion carried. The meeting was adjourned at 7:37 P.M.

Respectfully submitted,

Marv Walton, Zoning Officer