

WASHINGTON TOWNSHIP, LEHIGH COUNTY

PLANNING COMMISSION

MEETING MINUTES - SEPTEMBER 29, 2025

Planning Commission Members in Attendance: Chairman, Dave Lear; Vice-Chairman, Andrew Mack; Robert Herzog, Gary Van Norman, & Chris London. Absent: Brian Hoffman & Todd Lichtenwalter.

Also present were Township Manager Wade Marlatt, Zoning Officer Duane A. Dellecker, and Township Engineer Matt Evans. Members of the public present were: Brad Rock from Lehigh Engineering, and several members of the public who did not sign in.

Chairman, David Lear called the meeting to order at 7:00 PM.

A motion was made by Robert Herzog, duly seconded by Andrew Mack, to approve the minutes of the June 30, 2025, meeting as presented. All in favor. Motion carried.

Old Business:

None

New Business:

1. Docket #2025-06 – Evans-Farber – 9100 N. Loop Rd. – Subdivision Plan

The application proposes to create/modify four (4) lots from one (1) 203-acre lot at 9100 N. Loop Road. The parcel is being subdivided into three (3) new lots, each well over the minimum 10 acres required in the Blue Mountain (BM) Zoning District, and adding .31 acres to existing lot #4 at 9105 N. Loop Road, increasing its size to 1.11 acres.

The engineer/surveyor was present to review this project. He presented a written request for waivers from Sections 200 & 311 of the SALDO with respect to the plan being reviewed as a preliminary/final plan & the scale of the plan. After discussion, additional waivers from Sections 314.14, 425.1 & 426.3, relating to street frontage, lot frontage, and lot access were also requested. A motion was made by Chris London, duly seconded by Gary Van Norman, to recommend approval of the waiver requests. All in favor. Motion Carried.

Written review comments from the Township Engineer & Zoning Officer were reviewed. Comments from the LVPC and SEO have not been received yet. The zoning officer's review letter flagged noncompliance with Section 395 of the zoning ordinance due to a lack of street frontage on public streets. After discussion, on a motion made by Gary Van Norman, duly seconded by Robert Herzog, the Planning Commission unanimously approved sending a letter to the Zoning Hearing Board, supporting the granting of a variance with the condition that access easements be provided to all lots.

After further discussion, on motion by Andrew Mack, duly seconded by Robert Herzog, the Planning Commission recommended conditional plan approval to the Board of Supervisors, subject to the Township Engineer's comments being satisfactorily addressed and variance approval from the Zoning Hearing Board. All in favor. Motion carried.

2. Docket #2025-07 – Weaver – 4026 W. Grant St. – Lot Consolidation Plan

The application proposes to combine two (2) existing nonconforming lots into a single conforming lot. This parcel is improved with a single-family dwelling and several accessory buildings. The zoning officer's review letter flagged several accessory structures encroaching on the required setbacks. However, these accessory structures predate zoning regulations and are considered preexisting nonconforming.

The engineer/surveyor presented a written request for waivers from Sections 200 & 311 of the SALDO with respect to the plan being reviewed as a preliminary/final plan & the scale of the plan. After discussion, a motion was made by Gary Van Norman, seconded by Andrew Mack, to recommend approval of the waiver requests. All in favor. Motion Carried.

Written review comments from the Township Engineer & Zoning Officer were reviewed. Comments from the LVPC and SEO have not been received yet. The Planning Commission reviewed the comments with the applicant. After discussion, on motion by Gary Van Norman, duly seconded by Chris London, the Planning Commission recommended conditional plan approval to the Board of Supervisors, subject to the Township Engineer's comments being satisfactorily addressed. All in favor. Motion carried.

There being no further business, Andrew Mack made a motion, duly seconded by Gary Van Norman, to adjourn. All in favor. Motion carried. The meeting was adjourned at 7:33 P.M.

Respectfully submitted,

Duane A. Dellecker, BCO
Zoning Officer/Planning Director