

WASHINGTON TOWNSHIP, LEHIGH COUNTY

PLANNING COMMISSION

MEETING MINUTES - JUNE 30, 2025

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

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

Motion by Robert Herzog, duly seconded by Chris London, to approve the minutes of the February 24, 2025, meeting, with corrections to the spelling of Robert Herzog's last name. All in favor. Motion carried.

Old Business:

Dave Lear questioned the status of Agenda Item #1 from the 2/24/25 planning commission meeting with regards to two (2) apparent violations. The zoning officer was asked to investigate this item.

New Business:

1. Docket #2025-03 – Derkitz – 9019 N. Loop Rd. – Lot Line Adjustment

The application proposes a lot line adjustment to transfer 0.3483 acres of land from 8917 N. Loop Road to 9019 N. Loop Road. The Derkitz parcel is currently improved with a single-family dwelling. The Pintande parcel is primarily a wooded lot. When the lot line adjustment is completed, lot #1 will be slightly over 10 acres and lot #2 will be slightly less than 5 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, a motion was made by Andrew Mack, 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, LVPC and SEO were received. The Planning Commission reviewed the comments with the applicant. After discussion, on motion by Brian Hoffman, duly seconded by Robert Herzog, the Planning Commission recommends conditional plan approval to the Board of Supervisors, subject to the Township Engineer's comments being satisfactorily addressed. All in favor. Motion carried.

2. Docket #2025-04 – Weiss/Christman – 7938 Furnace Rd. – Lot Line Adjustment

The application proposes a lot line adjustment to transfer 0.4625 acres of land from 7944 Furnace Road to 7938 Furnace Road. Both parcels are improved with single-family dwellings as the principal residential use of the property. When the lot line adjustment is completed, lot #1 will contain 6.0923 acres and lot #2 will contain 1.5059 acres.

The engineer/surveyor was present to review this project. He presented a written request for a waiver from Section 200 of the SALDO with respect to the plan being reviewed as a preliminary/final plan. After discussion, a motion was made by Gary Van Norman, duly seconded by Todd Lichtenwalter, to recommend approval of the waiver requests. All in favor. Motion Carried.

Written review comments from the Township Engineer, Zoning Officer, LVPC and SEO were received. The Planning Commission reviewed the comments with the applicant. After discussion, on motion by Andrew Mack, duly seconded by Chris London, the Planning Commission recommends conditional plan approval to the Board of Supervisors, subject to the Township Engineer's comments being satisfactorily addressed. All in favor. Motion carried.

3. Docket #2025-05 – Roth – 3877 E. Grant St. – Reverse Subdivision

The application proposes to combine two (2) existing 11,000 square foot lots into a single new 22,000 square foot lot. This parcel is improved with a single-family dwelling with several accessory buildings. The zoning officer's review letter flagged several accessory structures encroaching on the required setbacks. An appeal has been filed seeking relief from the zoning hearing board to deal with this encroachment.

The engineer/surveyor and property owner's were present to review this project. Mr. Roth requested a letter of support from the planning commission for his upcoming zoning hearing. On motion made by Gary Van Norman, duly seconded by Andrew Mack, the planning commission approved submitting a letter of support to the zoning hearing board. All in favor. Motion carried.

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, LVPC and SEO were received. The Planning Commission reviewed the comments with the applicant. After discussion, on motion by Gary Van Norman, duly seconded by Brian Hoffman, the Planning Commission recommends conditional plan approval to the Board of Supervisors, subject to the Township Engineer's comments being satisfactorily addressed and the zoning hearing board decision noted on the plans. All in favor. Motion carried.

4. Zoning Hearing #2025-05 – Scully – 6141 Oakwood Lane

The zoning officer reviewed this appeal with the planning commission. The planning commission had no comment.

5. Meeting Dates – Discussion

The zoning officer discussed a scheduling conflict with meetings falling on the last Monday of the month when there are only four (4) Mondays in that month. A discussion ensued about conflicting dates being moved to the third Monday. As the planning commission meets only as needed, the zoning officer will put together a draft schedule for review.

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 8:06 P.M.

Respectfully submitted,

Duane A. Dellecker, BCO
Zoning Officer/Planning Director