

Planning Commission Meeting Minutes

Monday, November 10, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Monday, November 10, 2025 at 7:00 p.m. Chairman Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Martin Peak, Josh Wenzel, Keith Hoover, Joe Hrapchak
Members Absent: Daniel Fisher, Jarred Texter
Staff Present: Nate Taggart, Adrienne Kautz
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the September 8, 2025 – Chairman Shellenberger entertained a motion to approve the September 8, 2025 Planning Commission meeting minutes. Martin Peak made a motion to approve, Josh Wenzel seconded the motion, and it carried unanimously.

New Business

Briefing Item – Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Road)– The applicant is proposing to subdivide a 10.16 acre parcel from the parent tract to develop with a new fire station and all required stormwater management facilities and parking. The property is located at 2136 River Road, Washington Boro PA 17582. The property is located in the Rural Zone.

Requested Modifications: 388-11.A. (Preliminary Plan), 388-19.A (Plan Scale), 388-20.G (Existing Lot Line Markers), 388-42.E.1.a.1 (Reconstruction of Existing Streets), Section 388-42.H.7 (Horizontal Alignment), Section 388-42.K.4 (Curbing Along Streets), Section 388-42.K.2.a (Curbing along Road Intersections), Sections 388-42.L.2.b & e (Sidewalks), Section 388-45.H.1 (Lighting for Parking Lots), and Section 388-51.A (Public Dedication of Park and Recreation Land).

Mike Saxinger, of ML Saxinger & Associates was present to introduce the plan. The parent tract is owned by LASA. The fire company is looking to subdivide off about 10 acres from this property. A new fire station for Blue Rock Fire will be constructed along with the required parking, access drives, and stormwater management facilities.

Mr. Hrapchak inquired about the potential impact the station would have on the rural setting. Mr. Saxinger stated that there will be buffering with grading and trees. Mr. Hagelgans stated that there will be no siren on the station.

Chairman Shellenberger entertained a motion to move the Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Road) from a briefing to an action item. Martin Peak so motioned, Keith Hoover seconded and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Road) based upon the November 3, 2025 Rettew review letter and the recently submitted modification for improvement guarantee on Saxinger letter dated

November 6, 2025. Martin Peak so motioned, Josh Wenzel seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the Final Subdivision and Land Development Plan for Blue Rock Regional Fire District (2136 River Road) subject to the Rettew review letter dated November 3, 2025. Martin Peak so motioned, Joe Hrapchak seconded and the motion carried unanimously.

Briefing Item – Final Land Development Plan for 1121 Letort Road – The applicant is seeking land development approval to utilize an existing accessory structure on the property as a legal second dwelling on the property. The property is located at 1121 Letort Road, Conestoga PA 17516. The property is located in the Agricultural Zone.

Requested Modifications – 388-19.A (Plan Scale) and 388-47.A.5 (Lot Frontage)

Steve Gergley, of Harbor Engineering, presented the plan. The previous owner subdivided this property in 2020. The property contains an existing residence and existing structure, which was labeled as a garage. Mr. Barley would legally like to use the garage as an official legal residence. It is permitted by the Township Zoning Ordinance if approved through a land development plan. There is an established driveway off of Letort Road. Each dwelling has its own sewer. We are showing that it is part of a land development plan that could be subdivided in the near future, at this point there is no plan to do so. There are no improvements proposed with this project.

Chairman Shellenberger entertained a motion to move the Final Land Development Plan for 1121 Letort Road from a briefing to an action item. Martin Peak so motioned, Keith Hoover seconded and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Land Development Plan for 1121 Letort Road based upon the October 31, 2025 Rettew review letter. Martin Peak so motioned, Josh Wenzel seconded and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for 1121 Letort Road based upon the October 31, 2025 Rettew review letter subject to clarifying General Note 6. Martin Peak so motioned, Joe Hrapchak seconded and the motion carried unanimously.

Public comment:

No Public Comment

Adjourn

With no further business to discuss, Martin Peak motioned to adjourn the meeting. The meeting adjourned at 7:50 p.m.

Respectfully Submitted,
Keith Hoover
Secretary

Recording Secretary, Adrienne Kautz