

**West Sadsbury Township
Planning Commission Meeting
January 22, 2019**

Planning Commission members in attendance were Ashley Melasecca, Barry Edwards, Ed Hass, Darren DeVoe, Benuel Stoltzfus, and Dave Markward. Cory Rathman from Becker Engineering was also present.

The meeting was called to order at 7:30 PM. A Motion to accept the December 2018 Minutes as written was made by Barry. Seconded by Dave. The Motion passed.

Regional Planning Commission Report

OLD BUSINESS

- none

NEW BUSINESS

- Conditional Use Application - Chester L. Stoltzfus. The Applicant is requesting a Conditional Use from the Supervisors to construct a Horse Barn on a 1.75 acre parcel on the north side of Limeville Rd, east of N. Blackhorse Rd. Relief is required because the lot is less than the 3-acre minimum to keep two horse and the proposed location of the Horse Barn is within the required 100' minimum Side Yard Setback and the 200' minimum setback from neighboring dwelling. Neither the Applicant nor his Engineer was present at the meeting; therefore the Planning Commission discussed the Application in their absence. Comments included:
 - Plan needs to accurately identify location of actual 100 year flood plain boundary.
 - Consider moving proposed horse barn further back toward flood plain border to maximize the setbacks from neighboring dwelling (now 147') and from the property line (now 78').

Barry will contact the Applicant's Engineer to advise him of the Planning Commission's comments in hopes that the Plan can be revised prior to the Conditional Use Hearing on February 26th. Barry then made a Motion that the Planning Commission recommend that the Supervisors grant Conditional Use Approval for the project after actual flood plain boundary has been shown on the Plan and the location of the proposed horse barn has been moved to get maximum setback from property lines and neighboring dwelling. Ed seconded. The Motion passed. Barry will draft a letter to the Supervisors.

ZONING HEARING BOARD UPDATES

1. At a Hearing on January 10, 2019, the ZHB considered Mr. Emmanuel Dienner's Application to construct a 1300 SF Detached Garage on a property located at 8120 Moscow Road, Parkesburg in the (RU) Rural District. The Applicant is seeking relief to

construct the Garage within the 50 feet rear yard setback (20') and within the 50' side yard setback (40') and the Building Height. After lengthy discussion the ZHB continued the Hearing until March 14, 2019 to allow the Applicant time to reevaluate the placement of the Garage.

MISCELLANEOUS

1. The Planning Commission discussed possible editorial revisions to the Zoning Ordinances to clarify apparent inconsistencies and eliminate unintended conflicts. The following edits were agreed to:
 - >Section 1209. Accessory Buildings and Structures.
 - Add 1209. 2. "D" ... "No Horse Barns shall be located in any front yard."
 - >Section 311. Area and Bulk Requirements for Existing Development.
 - Edit 311. 1. Minimum Rear Yard. Change to read "Principal buildings: 50 feet. Accessory buildings: 15 feet."
 - >Section 321. Area and Bulk Regulations for Existing Development.
 - Edit 321. 1. Minimum Rear Yard. Change to read "Principal buildings: 40 feet. Accessory buildings: 15 feet."
 - >Section 302. Area and Bulk Regulations for Existing Development.
 - Edit 302. 1.
 - For Single Family Detached Dwellings and nonresidential uses with onsite sewer and water service change Rear Requirements to read "Principal buildings: 40 feet. Accessory buildings: 15 feet."
 - For Single Family Detached Dwelling Unit and nonresidential uses with public sewer, and water service change Rear Requirements to read "Principal buildings: 40 feet. Accessory buildings: 15 feet."
 - For Duplex change Rear Requirements to read "Principal buildings: 40 feet. Accessory buildings: 15 feet."
 - >Section 1014. Enactment of Zoning Ordinance Amendments.
 - Edit 1014. 2. Change to read "Also, properties within 500' of the tract shall be notified by U.S. mail."
 - >Section 1502. Hearings.
 - Edit 1502. 1. Change to read "Also, properties within 500' of the tract shall be notified by U.S. mail."
 - >Section 1506. Conditional Uses.
 - Edit 1506. 5. B. (1) Change to read "Abutting property owners and property owners within 500' of the property shall be notified in writing no less than twenty (20) days prior to the scheduled hearing."

A Motion to adjourn the meeting was made by Dave and seconded by Darren. The Motion passed and the meeting adjourned at 9:00. The next meeting will be Tuesday, February 26, 2019 at 7:30 PM.

Respectfully submitted,

Dave Markward

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