

**West Sadsbury Township
Planning Commission Meeting
August 27, 2019**

Planning Commission members in attendance were Ashley Melasecca, Barry Edwards, Ed Haas, Benuel Stoltzfus, Art Wright, and Dave Markward. Jeff Bologna from Becker Engineering were also present.

Also in attendance was Frank Haas and Aaron Zook.

The meeting was called to order at 7:30 PM. A Motion to accept the July 2019 Minutes with two corrections was made by Barry. Seconded by Art. The Motion passed.

Regional Planning Commission Report

OLD BUSINESS

- None

NEW BUSINESS

- None

ZONING HEARING BOARD UPDATES

- None

MISCELLANEOUS

1. Review the draft of all proposed revisions to the Zoning Ordinances that have been compiled over the last few months. The following proposed revisions are to be forwarded to the Supervisors, the Solicitor, and the County Planning Commission for their review and then incorporation into the Zoning Ordinance.
 - A. Accessory Dwelling Units. 1209.3. with two edits. 1209.3.E.1. “for expansion” replaces “the expansion” and add to 1209.3.I “Review inspection by Zoning Officer every 12 months.”
 - B. Accessory Dwelling Unit Definition Edit.
 - C. Accessory Dwelling Unit Setback distance added to Area and Bulk Regulations. 302.1, 311.1, 321.1.
 - D. Change in Enactment of Zoning Ordinance Amendment notification distance changed from 1000 feet to 500 feet. 1014.2.
 - E. Change in Zoning Hearing Board Hearings notification distance changed from 1000 feet to 500 feet. 1502.1
 - F. Change in Conditional Uses Procedures notification distance changed from 1000 feet to

500 feet. 1506.15.B.1.

G. Bee Keeping added to Definitions.

H. 1209.2.D. addition "No horse barn shall be located in any front yard" previously reviewed and accepted by the Planning Commission remains under review. Ben has questioned this adoption. Ed, Jeff, and Dave are to provide documentation and verification of previous approval. Verification to be forwarded before this is added to forwarded proposals to Supervisors, the Solicitor, and County Planning Commission.

A Motion to approve changes as presented, with corrections, by Jeff's written response to Planning Commission Work Sessions on ZHB Regulations was made by Barry. Note Section 1209.2.D. addition will be verified as previously accepted. If verification cannot be confirmed this revision will not be included in the accepted changes. After resolution of 1209.2.D Barry will write a letter to the Supervisors recommending adoption of proposed changes. Ashley seconded. The Motion passed.

A Motion to adjourn the meeting was made by Barry and seconded by Dave. The Motion passed and the meeting adjourned at 8:40. The next meeting will be Tuesday, September 24, 2019 at 7:30 PM.

Respectfully submitted,

Dave Markward

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