

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

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

Also in attendance were Trudy and Frank Haas, David Petersheim, Aaron Zook, Chuck Brown, Gerry Lamb, Ken and Tammy Tygielski, Charlie Meyer, and Hank Cochran.

The meeting was called to order at 7:30 PM. A Motion to accept the September 2019 Minutes, with correction of distance noted in minimum side yard setback in Section 311 proposed changes from 15 feet to 50 feet in the David Petersheim review, was made by Barry. Seconded by Art. The Motion passed.

Regional Planning Commission Report

OLD BUSINESS

- None

NEW BUSINESS

- None

ZONING HEARING BOARD UPDATES

1. On October 10, 2019 the ZHB considered the Application of David and Ruth Petersheim to construct a Horse Barn on a 1.247 acre parcel at 583 Quarry Road in the RU District that would be located 13 feet from the eastern property line. The ZHB rendered a split decision granting relief to allow a Horse Barn on less than 1.5 acres but denied relief for required 50 feet from side yard setback.
2. On October 10, 2019 the ZHB considered the Application of Leroy and Katie Beiler to construct a Horse Barn on a 3 acre parcel at 3979 Cemetery Road in the RLD District. Although the lot size is large enough to permit a Horse Barn, the narrow width (190 feet) will not allow it to have the required 100 feet minimum setbacks from both side boundaries. The requested relief was granted.
3. On November 14, 2019 the ZHB will consider the Application of Brandon Umble that seeks to modify the terms of a previous ZHB Order that imposes conditions on the business operations at the Atglen Quarry on Swan Road in the Medium Density Residential District. Previous ZHB Order was issued at the request of the current owner, Victor Gugliemi, however Mr. Umble plans to purchase the property if modifications of the terms of the previous ZHB Order can be made. Mr. Umble submitted written explanations of relief requested in a letter dated 10/7/2019 supporting his Zoning Hearing Application dated

10/8/2019.

Requested modifications include:

- A. Request blasting be permitted, if needed, when stone removal is not possible by other methods. Blasting would be subcontracted to a DEP approved vendor.
- B. Request that an on-site crusher could be used for crushing waste or undesirable stone into smaller sizes.
- C. Request permission to store and maintain equipment from his existing landscaping business in addition to equipment needed in operation of the quarry on site.
- D. Request permission to bring stone, dirt, topsoil, or other materials to the property for:
 - 1. Maintaining driveway areas including stockpiling
 - 2. Stormwater diversion
 - 3. Reclaim previously mined areas of the quarry
- F. Storage of other miscellaneous materials used in operations on and off-site
- G. Further modification or expansion shall be subject to additional review by the ZHB

Planning Commission comments included:

- A. Storage of fuel and waste oils need to follow DEP guidelines for adequate containment of spills.
- B. Follow DEP reclamation procedures for returning previously mined areas of the quarry close to their original state.

Dave made a Motion for the Planning Commission to recommend the ZHB grant relief requested by Mr. Umble. Art seconded. The Motion passed. Barry will write a letter to the ZHB to grant relief requested by Mr. Umble.

MISCELLANEOUS

The Planning Commission discussed possible changes for Zoning designations in several areas of the Township.

- A. Changing RLD to AG in a few neighborhoods
- B. Overlay designation denying Horse Barns in Woodland View and Cignet Drive subdivisions.

The Planning Commission decided to table discussion to future meetings.

A Motion to adjourn the meeting was made by Barry and seconded by Ed. The Motion passed and the meeting adjourned at 8:27. The next meeting will be Tuesday, November 26, 2019 at 7:30 PM.

Respectfully submitted,

Dave Markward

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