

**West Sadsbury Township  
Planning Commission Meeting  
April 26, 2019**

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

Also in attendance were Leon King, David Petersheim, Reuben Kauffman, Jacob King, Jonathan Lapp, Mervin King, John Fisher, Crist Beiler, Chester Stoltzfus, Allen Beiler, Ephrain Miller, Christ Stoltzfus, David Lee Stoltzfus, Ivan Fisher, Lee Jones, Aaron King Jr, Seth Stoltzfus, and Dan Bush.

The meeting was called to order at 7:30 PM. A Motion to accept the March 2019 Minutes as written was made by Barry. Seconded by Darren. The Motion passed.

**Regional Planning Commission Report**

**OLD BUSINESS**

- None

**NEW BUSINESS**

- The scheduled discussion for the Land Development Plan for Blackhorse Propane was postponed until a further date.
- The Planning Commission discussed the Review/Approve Non-Build Waiver for the Sewage Planning Module for Calvin Beam's Subdivision at the southwest corner of Church Road and Lenover Hill Road. Jeff had several comments.
  1. Jeff distributed copies of the Pennsylvania Instructions for Completing Request for Planning Waiver and Non-Binding Declaration. Under "Unacceptable Uses" Mr. Beam's request to sell as a non-building lot, if signed by The Township, would have the Township responsible for sewer regulation.
  2. Jeff has suggested Mr. Beam can have the site perc tested by Land Grant Surveyors so it can be sold as a building lot.
  3. Jeff will call Mr. Beam.

**ZONING HEARING BOARD UPDATES**

- The Application of Emmanuel Dienner to construct a 1300 SF Detached Garage structure at 8120 Moscow Road, in the Rural District, has been withdrawn.

**MISCELLANEOUS**

1. The Planning Commission and attending township residents continued discussion on the

newly adopted Zoning Ordinance restricting minimum lot size for a horse barn and two horses to 1.5 acres as a Conditional Use in the Township. Comments from the public and Planning Commission members were presented. Some members of the public are requesting the Township consider Special Exception approval for properties from one acre to less than two acres and reduce setback requirements. The Planning Commission will schedule work sessions to seek possible solutions.

A Motion to adjourn the meeting was made by Barry and seconded by Dave. The Motion passed and the meeting adjourned at 8:55. The next meeting will be Tuesday, May 28, 2019 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

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