

**West Sadsbury Township  
Planning Commission Meeting  
December 18, 2018**

Planning Commission members in attendance were Ashley Melasecca, Barry Edwards, Benuel Stoltzfus, and Dave Markward.

Also in attendance were Jason Shaner (Impact), Emanuel Dienner, Chester Stoltzfus, Abram Stoltzfus, and Benuel Stoltzfus.

The meeting was called to order at 7:30 PM. There was no November Planning Commission meeting. A Motion to accept the October Minutes as written was made by Dave. Seconded by Ashley. The Motion passed.

**Regional Planning Commission Report**

**OLD BUSINESS**

- none

**NEW BUSINESS**

- none

**ZONING HEARING BOARD UPDATES**

1. Jason Shaner of Impact Engineering, representing Chester Stoltzfus, appeared before The Planning Commission to discuss Mr. Stoltzfus's Application to construct a 1300 SF Horse barn within the front yard area of a 1.7 acre parcel located in the RLD District. The property is 6133 Limestone Road. The 100 Year Floodplain Boundary crosses through the rear yard of the property and makes a significant portion of the year yard ineligible for development. The only suitable area for construction of a horse barn on the property would extend the building into the parcel's designated front yard. The Applicant is seeking relief that would allow the horse barn to extend into the area designated as the front yard.
  - Lot size, 1.7 acres, meets Township requirement.
  - Two horses meet Township requirements.
  - 29' Height meets Township requirements.
  - The Planning Commission suggested moving proposed horse barn back as far as possible to the Flood Plain line minimizing front yard exposure.
  - ZHB Attorney has questioned the need for a front yard relief hearing. Kim will advise decision.Barry made a Motion that, if the ZHB's Solicitor decides relief is required, then the Planning Commission supports the Applicant's request after proposed horse barn is moved as far back against the Flood Plain as possible and would recommend the ZHB grant approval. Ben seconded. The Motion passed. Barry will write a letter to the ZHB.
2. Jason Shaner, of Impact Engineering, representing Emanuel Dienner, appeared before

The Planning Commission to discuss Mr. Dienner's Application to construct a detached garage within the 50 feet rear yard setback but no closer than 16' to the rear property line. ZHB Hearing is scheduled for January 10, 2019. After discussion the Planning Commission noted plan as presented will require Variances for:

- Rear yard setback
- Side yard setback
- Height to be confirmed 30 feet or less.

During discussion Mr. Dienner stated proposed barn will be larger than plan states. Plan shows 32' x 34'. Mr Dienner and Mr. Shaner stated garage will be 32-1/2' x 40'. The Planning Commission offered several suggestions for relocating proposed garage to minimize amount of relief required. Mr Dienner will amend and update his plan to show accurate garage size and restricting his side yard setback to 40' minimum and rear yard setback to 20' minimum. Height of proposed garage will also be noted on revised plan. Barry made a Motion that the Planning Commission recommend that the ZHB grant relief of amended Application noting side setback, rear setback, and height updates. Ashley seconded. The Motion passed. Barry will write a letter to The ZHB.

### **MISCELLANEOUS**

- None

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, January 22, 2019 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

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