

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

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

Also in attendance were Ephraim Miller, Aaron Zook, Aaron King Jr, and Ivan Fisher.

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

Regional Planning Commission Report

OLD BUSINESS

- None

NEW BUSINESS

- None

ZONING HEARING BOARD UPDATES

- None

MISCELLANEOUS

1. During the January meeting The Planning Commission discussed possible editorial revisions to the Zoning Ordinances to clarify apparent inconsistencies and eliminate unintended conflicts. During this evening's meeting The Planning Commission agreed to the following edits:
 - >Section 1209. Accessory Buildings and Structures.
 - Add 1209. 2. "D" ... "No permanent or temporary Horse Barn 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 Use: 50 feet. Accessory Use: 15 feet."
 - >Section 321. Area and Bulk Regulations for Existing Development.
 - Edit 321. 1. Minimum Rear Yard. Change to read "Principal Use: 40 feet. Accessory Use: 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 Use: 40 feet.

Accessory Use: 15 feet.”

For Single Family Detached Dwelling Unit and nonresidential uses with public sewer and water service, change Rear Requirements to read “Principal Use: 40 feet.

Accessory Use: 15 feet.”

For Duplex change Rear Requirements to read “Principal Use: 40 feet. Accessory Uses: 15 feet.”

>Section 1014. Enactment of Zoning Ordinance Amendments.

Edit 1014. 2. Change last sentence to read “Also, properties within 500’ of the tract shall be notified by U.S. mail.”

>Section 1502. Hearings.

Edit 1502. 1. Change second sentence to read “Also, properties within 500’ of the tract shall be notified by U.S. mail.”

2. The Planning Commission and attending township residents discussed the newly adopted Zoning Ordinance restricting minimum lot size for a horse barn and two horses to 1.5 acres. Residents are seeking relief for minimum lot size of one acre. The discussion will be resumed during the March 26, 2019 Planning Commission meeting.
3. This evening was Cory Rathman’s last meeting as our Township Engineer. Many thanks for his wisdom and friendship. Cory’s position is being filled by Jeff Bologna, also from Becker Engineering.

A Motion to adjourn the meeting was made by Dave and seconded by Darren. The Motion passed and the meeting adjourned at 8:55. The next meeting will be Tuesday, March 26, 2019 at 7:30 PM.

Respectfully submitted,

Dave Markward

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