

**West Sadsbury Township
Planning Commission Meeting
May 28, 2019**

Planning Commission members in attendance were Ashley Melasecca, Barry Edwards, Ed Haas, Darren DeVoe, and Benuel Stoltzfus. Jeff Bologna from Becker Engineering was also present. Township resident Art Wright, who has expressed an interest in filling the current vacant position on the Planning Commission, sat in with the commission and observed.

Also in attendance were Leon King, David Petersheim, Reuben Kauffman, Jacob King, Aaron Zook, Loren Glick, Kevin Witmier, Wayne Petersheim, Hank Cochran, Frank Haas, and Trudy Haas.

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

Regional Planning Commission Report

- None

OLD BUSINESS

- None

NEW BUSINESS

- **Land Development/Lot Add-On Plan for Blackhorse Propane -**

The Land Development/Lot Add On Plan for Blackhorse Propane was presented. It proposes combining three parcels on the southwest corner of North Blackhorse Road and Rte 30 into one parcel and, in the future, expanding the operations of the existing propane gas distribution business to include adding a third large propane storage tank, construction an equipment storage building, and changes to the onsite traffic patterns. Kevin Witmier (Impact Engineering) and Loren Glick and Wayne Petersheim of Blackhorse Propane were in attendance and participated in the review of the plan with the Planning Commission.

Becker Engineering had reviewed this project and submitted a Review Letter dated April 22, 2019. At the time of the Planning Commission meeting, Becker had not reviewed the subsequent submittal dated May 24, 2019, from the Applicant. The Becker letter identified 52 items that needed to be addressed or discussed. After a collaborative discussion of each of the 52 items identified in Becker's letter, a summary of the resolution of those discussions is as follows:

- After further discussion of the specifics of each item it was determined that five (5) of the items are actually not applicable and may be disregarded. Those items are 2, 5, 6, 26, and 29. NOTE: For Item 26, in lieu of the required Traffic Impact Study The Applicant shall provide an Access Management Plan addressing future use, access management, and any needs for traffic control, that is signed and sealed by an Engineer and added to the Land Development Plan.
- Four (4) of the items will be revisited by Becker Engineering to determine if they

need to be revised or potentially eliminated. Those items are 27, 36b, 37, and 38.

- Eight (8) of the items identified topics that seek waiver relief. Those items are:
 - Item 12 which requires that all water mains, wells, septic systems, fire hydrants, gas lines, electric lines, oil lines, etc., within 400 feet of the site be shown on the drawing. The Applicant is requesting a waiver from this requirement.
 - Items 16, 21, and 44 address various requirements for submittal of plans addressing exterior lighting. Since no exterior lighting is being added as part of this project, the Applicant is requesting a waiver from these requirements.
 - Items 7, 15, 17, and 41 address the requirements to submit plans for and install landscaping, sidewalks, and curbs on the property. Since this is an existing business, no additional landscaping is planned. Also, there are currently no curbs or sidewalks on any of the properties in the vicinity so this seems like an excessive requirement. The Applicant is requesting a waiver of these requirements and instead will add notes to the drawing saying, in effect, that “If in the future the Township deems it necessary to install sidewalks, curbs, or landscape screening, the Applicant agrees to install such facilities at that time”.
- The remaining thirty five (35) items in Becker’s letter have either already been satisfactorily completed or will be completed as part of the land development process.
- Applicant has also requested a waiver from the requirement to submit a Preliminary Plan for review and instead, that the submitted Plan be considered and reviewed as a Final Plan

At the completion of the discussions, Barry made a Motion that the Planning Commission send a letter to the Supervisors recommending that they grant Conditional Approval of the Land Development/Lot Add On Plan and that they grant the requested waivers for Blackhorse Propane. Final Approval to be granted when all of the outstanding issues identified in Becker Engineering’s Review Letter dated April 22, 2019, have been satisfactorily resolved. Darren seconded the Motion and the Motion passed. Barry will draft a letter.

Non-Building Waiver for Sewage Planning Module for Calvin Beam -

At our previous meeting the Planning Commission discussed the 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. He 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 ensuring that any future owners of the property obtained the required perc tests and Planning Module approval prior to being issued any building permits. Jeff felt that this might place an undue burden on the Township for monitoring compliance. The topic was tabled until a future meeting.

Subsequent discussions with the Township Manager indicated that this is not an unusual occurrence and would not present a problem for the Township. Based on that information, Barry made a Motion for the Planning Commission to approve and sign off on their portion of the Non-Building Waiver for Sewage Planning Module for the Calvin Beam property. Ashley seconded the Motion and the Motion passed. Barry will sign the Waiver on behalf of the Planning Commission.

ZONING HEARING BOARD UPDATES

- None

MISCELLANEOUS

1. The Planning Commission is in the process of drafting revisions to various sections of the Zoning Ordinances to correct some inconsistencies, address new topics, and consider revisions to some existing criteria. This has been done as part of our regular monthly meetings: however progress has been slow due to the amount of other work that must be accomplished during those meetings. To address that issue, the Planning Commission will hold a series of Work Session meetings that will be devoted solely to discussions about Zoning Ordinance changes. The meetings will take place on the 2nd and 4th Wednesdays of the month at 7:30 PM in the Township Building. The first Work Session will be on Wednesday, June 12th.

A Motion to adjourn the meeting was made by Barry and seconded by Ed. The Motion passed and the meeting adjourned at 8:45. The next meeting will be Tuesday, June 25, 2019 at 7:30 PM.

Respectfully submitted,

Barry Edwards

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