

**West Sadsbury Township
Planning Commission Meeting
September 25, 2018**

Planning Commission members in attendance were Barry Edwards, Ed Haas, Darren DeVoe, and Dave Markward. Cory Rathman from Becker Engineering was also present.

The meeting was called to order at 7:30 PM. The July Minutes were not submitted for review prior to the August Meeting. A Motion to accept the July Minutes and August Minutes as presented was made by Barry. Seconded by Darren. The Motion passed.

Regional Planning Commission Report

OLD BUSINESS

- none

NEW BUSINESS

1. The ZHB will conduct a Hearing to consider the application of Freedom Life Church for Special Exception approval to construct a church facility on the southwest corner of Rt 41 and Zook Road in the Medium Density Residential District. "Church" is a permitted Special Exception Use in the RMD District. Freedom Life Church requires approval of the ZHB for the Special Exception for usage. The Planning Commission reviewed the Zoning Hearing Application, the associated supplemental information, and the sketch plans for the main church building, parking areas, outdoor athletic fields, and supporting infrastructure. The Planning Commission comments included:
 - A) Curbing. Applicant should consider adding curbing to the ends of each parking island for traffic control and clear identification of rows for parking.
 - B) Employee parking and "Special Events" parking should be accounted for.
 - C) Define Special Events. Are outdoor events planned? Hours? Noise considerations?
 - D) Proposed Youth Building. Just preschool? Are there long term plans for additional grades? Long term plans for larger functions? Traffic study needs to include preschool and any long term plans. Will there be a designated drop off and pick up area?
 - E) Outdoor athletic fields. Will fields be for church functions only or open to the public for use? Are lights being considered for athletic fields?
 - F) Are there any plans for other outdoor play areas?

The Planning Commission voted to recommend that, after consideration and clarification of the above comments, that the ZHB grant the requested Special Exception usage. Barry will draft a letter to the ZHB

ZONING HEARING BOARD UPDATES

1. On October 11, 2018 the ZHB will conduct a Hearing for the above mentioned Freedom Life Church Application.
2. At a Hearing on September 13, 2018, the ZHB Granted with Conditions the Application of David R. & Sarah Ann Stoltzfus to construct a 450 SF Run-In Shed and to keep one horse on their property at 56 Amy Drive, Gap, PA

MISCELLANEOUS

- None

A Motion to adjourn the meeting was made by Barry and seconded by Darren. The Motion passed and the meeting adjourned at 8:25. The next meeting will be Tuesday, October 23, 2018 at 7:30 PM.

Respectfully submitted,

Dave Markward

Recorder