

**West Sadsbury Township
Planning Commission Meeting
September 24, 2019**

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

Also in attendance were Trudy Haas, David Petersheim, and Aaron Zook.

The meeting was called to order at 7:30 PM. A Motion to accept the August 2019 Minutes was made by Barry. Seconded by Ashley. The Motion passed.

Regional Planning Commission Report

OLD BUSINESS

- None

NEW BUSINESS

- None

ZONING HEARING BOARD UPDATES

- 1 David Petersheim appeared before The Planning Commission to discuss his Zoning Hearing Board meeting on October 10, 2019 to review his Application to construct a 32' x 40' Horse Barn on his 1.247 acre parcel at 583 Quarry Road in the RU District. Relief is required from side yard minimum setback distance. Setback request is for 13 feet from side yard.
 - > The Applicant failed to show water well location. This information needs to be added to the sketch to insure Horse Barn does not impact the well.
 - > Currently under Section 311 minimum setback distance in side yard is 50 feet. Recently approved changes for this Ordinance reduces minimum setback from 50 feet to 15 feet.
 - > Currently under Section 1209.2.A minimum lot size to have a Horse Barn in any District is 1.50 acres. Recently approved changes for this Ordinance change minimum distance from 1.5 acres to 0.00 acres.
 - > Section 9 of Application requests relief from Ordinance 1209.2.C, 1205.5.B, 1205.4.B and if needed Sections 1205.4.A and 1209.2.B. After review The Planning Commission found none of these are applicable to the project in the RU District.
 - > Applicant should correct Section 9 of Application requesting relief from Section 311 (Minimum side yard setback in RU District) and 1209.2.A (minimum lot size for Horse Barn).
 - > Applicant owns neighboring property to the east of proposed Horse Barn. Negative effects caused by Horse Barn location will be incurred by the Applicant.
 - > Existing Storage Shed will be removed.

After discussion The Planning Commission agreed that after well location verified and Paragraph 9 on Application corrected the Horse Barn is suitable in it's proposed location. Barry made a Motion to recommend the Zoning Hearing Board grant approval for requested relief. Darren seconded. The Motion passed. Barry will write a letter to The ZHB.

- 2 The Planning Commission reviewed the Application of Leroy W. and Katie M. Beiler to construct a 14' x 30' Horse Shed on a 3.0 acre parcel at 3979 Cemetery Road in the RLD District. Narrow width of property, 190 feet, will not allow 100 foot minimum setback distance from side yards on both boundaries.
- > Relief will be required from Section 1205.4.B for minimum setback distance in side yards. Proposed location places Horse Shed 108' from west boundary and 60' from east boundary.
 - > Proposed location maximizes distance from neighboring dwellings and minimizes relief required.
- Planning Commission comments included:
- A. Location of existing well needs added to the sketch.
 - B. Size of proposed Horse Shed indicates Applicant willingness to minimize impact of location.
 - C. Heavily wooded lands between proposed location of Horse Shed and neighboring dwelling provide barrier from neighbor.

A Motion to recommend The Zoning Hearing Board grant side yard relief with provision Horse Shed does not interfere with well location was made by Barry. Seconded by Ashley. The Motion passed. Barry will write a letter to the ZHB.

MISCELLANEOUS

None

A Motion to adjourn the meeting was made by Dave and seconded by Art. The Motion passed and the meeting adjourned at 8:45. The next meeting will be Tuesday, October 22, 2019 at 7:30 PM.

Respectfully submitted,

Dave Markward

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