

**West Sadsbury Township  
Planning Commission Meeting  
July 23, 2019**

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

Also in attendance was Trudy Haas, Frank Haas, Mathew Keenan, Brent Good, Kyle Grinestaff, Brandon Umble, Victor Guglielini, Jinu J. Mathew, Aaron Zook, and Angel Melasecca.

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

**Regional Planning Commission Report**

**OLD BUSINESS**

- None

**NEW BUSINESS**

1. Old Paths Baptist Church has requested a waiver of requirements to obtain Fire Department approval of site development plan to ensure adequate access for fire fighting equipment. Becker Engineering Letter of 8/19/19, specifically Item 13, directs applicant to obtain Fire Company documentation. Matt Keenan appeared representing Old Paths Baptist Church. Matt included a sketch plan of proposed church building and parking area. Della Penna Engineering, Inc. letter of 7/22/19 formally requests the waiver. Robert Cazillo, Fire Chief of Keystone Valley Fire Department, responded by letter noting the following concerns:
  - A. The access to the building is minimized to just the front of the building with no Fire Department access to the other three sides. Access is required to be within 150 feet of all sides of the building.
  - B. With the driveway being a dead end that is greater than 150 feet long it is required to have a turnaround. Fire Department recommendations are to add some sort of turnaround between the existing basin and the proposed building. This could also assist with Item A.
  - C. The driveway and access should also be able to withstand 75,00 pound minimum weight.  
Mr. Cazillo also attached documentation with recommended turnarounds, a template for apparatus turning radius as well as the recommended location of the turnaround. Mr. Keenan noted complying with Fire Department requirements by adding additional impervious area will put them above the allowable limits of Township Land Development Regulations. The Planning Commission offered suggestions to minimize relief needed.
2. Sketch Plan of Jinu J. Mathew (JJM Solutions) to develop a property at 859

Octorara Trail (Rte 10). Brent Good of the ELA Group opened discussion of proposed development. Mr. Mathew wishes to develop the .358 acre in the parcel in the GC District into a Insurance Claim office, two bay auto repair shop, and two bay car wash. Photos and drawings for proposed development were provided. Many Variances would be required including:

- A. Min lot size
- B. Impervious coverage max
- C. Front setback distance
- D. Side setback distance
- E. Rear setback distance
- F. Min parking space requirement

After discussion The Planning Commission advised Mr. Mathew to consider a smaller proposal for size of parcel.

3. Brandon Umble appeared before The Planning Commission to discuss his potential purchase and use of the Atglen Quarry property at 400 Swann Road. Discussion with Brandon and current owner Victor Guglielni covered existing issues associated with 2006 ZHB ruling restricting quarry use. Highlights included:
  - A. No blasting or crushing allowed.
  - B. Storing of landscaping equipment restriction.
  - C. Restriction of transfer and distribution of stone from other locations.Mr. Umble wishes to:
  - A. Store landscaping equipment from his current business on site.
  - B. Repair landscaping equipment on site.
  - C. Mine and remove stone.
  - D. Remove, repair, relocate existing structures on property.Mr. Umble and Mr. Guglielni will continue negotiations noting Planning Commission support.

## **ZONING HEARING BOARD UPDATES**

- None

## **MISCELLANEOUS**

1. Further discussion on possible Zoning Ordinance edits were discussed at a August 14, 2019 Special Work Session. Language for the following topics were finalized:
  - A. Accessory buildings.
  - B. Bee Keeping
  - C. GC multiple uses on one lot.
  - D. Special Events Venues (Wedding barns).

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, August 27, 2019 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

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