

**West Sadsbury Township
Planning Commission Meeting
January 28, 2020**

Planning Commission members in attendance were Ashley Melasecca, 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, Frank Haas, Charles Kauffman, Daidre Hosier, Robert Hosier, David Newswanger, Alvin Fisher, Paul Beiler, Amos Stoltzfus, Allen Fisher, and Aaron Zook.

The meeting was called to order at 7:30 PM. The December 2019 Minutes were read by Dave. A Motion to accept December Minutes as written was made by Ed. Seconded by Art. The Motion passed.

Regional Planning Commission Report

- None

OLD BUSINESS

- None

NEW BUSINESS

1. Paul Beiler appeared before The Planning Commission to discuss his Conditional Use Application for barn height of 29 feet vs. 20 feet allowed in Section 1209 1.B. on his property located at 6066 Limeville Road in the RLD District. Construction has already begun on this 1536 square foot structure as Paul seeks relief on barn height. The existing 14 foot x 24 foot garage shown on the plan will be moved closer to Limeville Road near existing driveway. After discussion Jeff and The Planning Commission offered the following comments:
 - A. Applicant must file a Stormwater Management Plan for impervious calculations.
 - B. Update Plan to show proposed location of 14 foot x 24 foot garage. Set back restrictions need to be considered.
 - C. Application needs corrected noting RLD Zoning District vs. RL District listed.
 - D. Variance request is also required for 1536 foot structure. Section 1209 1. A. allows 1500 square foot maximum structure on property sizes from 2.00 acres to 2.99. Ed offered to discuss Supervisors ability to grant approval of oversize structure under Conditional Use guidelines with The Township Solicitor. Ed will advise Mr. Beiler.

A Motion to recommend the Supervisors grant Conditional Use approval for Mr. Beiler's request of 29 foot barn height and 1536 square foot structure was made by Darren and seconded by Ashley. The Motion passed. Ashley will write a letter to The Supervisors.

2. David and Ruth Petersheim have filed an Application for Plan Review for a proposed property boundary line change on their property located at 619 Quarry Road, Gap, PA. The Petersheim's seek a waiver from Section 403.1 (Existing Resources and Site Analysis Plan) to show information only necessary for a boundary line change. Becker Engineering is

currently in the process of reviewing The Application and will submit a response next week.

ZONING HEARING BOARD UPDATES

None

MISCELLANEOUS

None

A Motion to adjourn the meeting was made by Ed and seconded by Dave. The Motion passed and the meeting adjourned at 8:06 The next meeting will be Tuesday, February 25, 2020 at 7:30 PM.

Respectfully submitted,

Dave Markward

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