

**West Sadsbury Township  
Planning Commission Meeting  
October 26, 2020**

Planning Commission members in attendance were Ashley Melasecca, Ed Haas, Darren DeVoe, Ben Stoltzfus, Art Wright, Ken Umble, and Dave Markward. Casey Kerschner from Becker Engineering was also present.

Also in attendance were Frank and Trudy Haas, Christ Stoltzfus, and Benuel K. Stoltzfus.

The meeting was called to order at 7:30 PM. A Motion to accept the September Minutes as written was made by Darren. Seconded by Art. The Motion passed.

**Regional Planning Commission Report**

- None

**OLD BUSINESS**

- None

**NEW BUSINESS**

1. The Planning Commission discussed J.D. Eckman's proposed Truck Maintenance Center on their property at 141 Lower Valley Road in Atglen, PA. Becker Engineering and Harbor Engineering are reviewing plans. J.D. Eckman will prepare Stormwater Management Plan and provide a Penn DOT traffic study.
2. The Planning Commission discussed the proposed 40,000 square foot Freedom Life Church project to be located at Zook Road and Rt.41. Zook Road improvements have been noted. D.E.P. Planning Module has been submitted. The Planning Commission completed the Sewage Facility Planning Module Review with no issues. A Motion was made by Ed to approve the Act 537 Component Module. Seconded by Dave. The Motion passed.
3. The Planning Commission discussed a proposed Accessory Building on a property located on 5174 Strausburg Road. Resident wishes to add an attached Accessory Building to be used as a horse barn on his approximate 1.25 acre parcel. The 1.25 acre lot is not large enough on a Residential Lot in the AG District per Township Ordinance. Additionally, Accessory Buildings must be detached with a ten foot minimum set back from the primary dwelling.
4. Casey Kerschner advised The Planning Commission of Becker Engineering review and approval of Ron and Barbara Spalding's Stormwater Management Plan for their property located at 6186 Strausburg Road.
5. Casey Kerschner advised The Planning Commission of Becker Engineering review and approval of Ronald and Debra Lyon's Stormwater Management Plan for their property located at 610 Limestone Road.
6. Casey Kerschner advised The Planning Commission of Becker Engineering Small Project

Review of James Wendling's property located at 229 Quarry Road. Becker Engineering review is continuing.

### **ZONING HEARING BOARD UPDATES**

1. None

### **MISCELLANEOUS**

1. The Planning Commission continued their discussion of State and Federal mandate for creating space in the township for Low Income Housing. High Density Zoning is required with public sewer and water. Only two areas in the Township fit the criteria. Property behind Wawa at Rt.10 and Rt.30 intersection and properties along Lower Valley Road. Ed and Darren will discuss this at the next Supervisor's meeting. The Planning Commission will formally review at the next meeting.

A Motion to adjourn the meeting was made by Dave and seconded by Ashley. The Motion passed and the meeting adjourned at 9:10 The next meeting will be Tuesday, November 24, 2020 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

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