

**West Sadsbury Township
Planning Commission Meeting
September 22, 2020**

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

Also in attendance were Frank and Trudy Haas, Deidre and Robert Hosier, Christ Stoltzfus, Aaron Zook, Chuck Eggen, Rob Cozillo, Randy Gil, Ken Umble, and Benuel Stoltzfus.

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

Regional Planning Commission Report

- None

OLD BUSINESS

- None

NEW BUSINESS

1. Randy Gil appeared before the Planning Commission to discuss his Application For Conditional Use to operate P&R Diesel Automotive business at 5399 West Lincoln Hwy. Randy wants to move his existing business from 4117 West Lincoln Hwy to the old Everlasting Fence location. No land modifications are planned. Access is required from the Airgas property. No vehicles will park in the front of the building. Vehicles will park on west side of building only during business hours for customers who will wait for service. No vehicles will park overnight on west side to maintain access to rear of property. Overnight parking only on north side of property that is fenced with lock. Randy will operate seven lifts and six additional bays for auto repair. Rob Cozillo from Keystone Fire Company attended and found no issues after review of plans. A Motion for the Planning Commission to recommend the Zoning Hearing Board approve the Application was made by Ashley. Seconded by Darren. The Motion passed. Ashley will write a letter to the ZHB.

ZONING HEARING BOARD UPDATES

1. On September 10,2020 The Zoning Hearing Board granted relief to Airgas for an additional 7,000 square feet of storage space at 5399 West Lincoln Hwy for small propane gas tank storage. A variance was needed to permit on-site storage of materials non-accessory to the principal use of the lot. To the extent determined necessary by the ZHB a variance from the requirement to screen the storage area from adjoining Airgas parcel. A formal statement will

be issued by the end of September. Airgas intends to expand their current business onto the property behind them. There is also a conditional use application in the process of being submitted for P&R Diesel to move onto the same property and use the previously occupied Everlasting Fence Company structure.

MISCELLANEOUS

1. Two potential new Planning Commission members were in attendance. Ken Umble, retired dairy farmer, residing on Lower Valley Road and Chuck Eggen, retired Health Care worker, residing in Woodland View have expressed interest in joining. The Planning Commission is glad to have them both with one as an alternate. The Supervisors will review and comment.
2. The Planning Commission discussed 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. The Planning Commission will review both sites. Ed will discuss with other Supervisors at their next meeting.

A Motion to adjourn the meeting was made by Ed and seconded by Dave. The Motion passed and the meeting adjourned at 8:16 The next meeting will be Tuesday, October 27, 2020 at 7:30 PM.

Respectfully submitted,

Dave Markward

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