

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

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

Also in attendance were Aaron Zook, Frank and Trudy Haas, Michael Eckman, Steve Gergely, and Chuck Eggen.

The meeting was called to order at 7:30 PM. Ed read the November Minutes. A Motion to accept the October Minutes with one spelling correction was made by Ken. Seconded by Art. The Motion passed.

**Regional Planning Commission Report**

- None

**OLD BUSINESS**

- None

**NEW BUSINESS**

1. Michael Eckman and Steve Gergely (Harbor Engineering) appeared before The Planning Commission to discuss proposed Final Land Development and Lot Add-On Plan for J.D. Eckman Shop Building submitted by Harbor Engineering, Inc. Jeff Bologa and Casey Kerschner of Becker Engineering discussed comments included in Becker Engineering letter of December 22, 2020 after review of the Plan. Comments include:
  - Applicant existing offices and storage yard located at 4781 Lower Valley Road were previously approved via a Land Development Plan recorded in July 2009.
  - Applicant proposes combining their 4781 Lower Valley Road property with their 4771 Lower Valley Road property and construct a 29,136 SF shop building, approximately 210,000 SF of paved storage and maneuvering areas, a future 2,030 SF fuel island, and an expanded gravel storage yard area of approximately 20,000 SF (Net).
  - Existing stormwater management facilities will be modified to abide by the current DEP and Township standards. A section of porous pavement and the installation of two underground infiltration / detention basins will be incorporated to manage additional flows. There will be less impervious areas on the proposed Final Land Development Plan than on previously approved Land Development Plan, recorded in 2009.
  - Prior PennDOT HOP and recently submitted Traffic Memorandum will be evaluated by Township Traffic Engineer.
  - Waiver requests include:
    - 1) Preliminary Plan Submission
    - 2) Plan scale drawn at an additional 1"=80' and 1"=60'.
    - 3) Partial modification of curbing requirements
    - 4) Partial modification and deferral of sidewalk requirements similar to existing lot. This may qualify as a deferral vs. a waiver

- 5) Deferral of street light requirements
- 6) Minimum Pipe Cover
- 7) Minimum Pipe Diameter 12" vs. 15"
- 8) Spillway as 92' max length vs. ordinance criteria of 50'
- 9) Screening. Evergreens will be added. Additional screening being considered for front entrance
- 10) Rail siding easement is being considered

J.D. Eckman has no issues with compliance to Becker Engineering Letter of December 22, 2020. Becker Engineering has no issues with J.D. Eckman proposed responses to the letter. A Motion was made by Dave to recommend the Supervisors grant waiver and deferral requests and grant conditional approval after Becker Engineering letter comments have been satisfied. Seconded by Art. The Motion passed. Ashley will write a letter to the Supervisors.

2. True Form Plastic has proposed constructing a new facility on Leike Road. Township Ordinance does not permit this in the O.C. District. Other options are available.
3. Roller Derby Inc. has contacted The Township for possible location of future manufacturing building.

### **ZONING HEARING BOARD UPDATES**

1. None

### **MISCELLANEOUS**

1. The Planning Commission will continue 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. The Planning Commission will formally review thru special work sessions after January 4 2021 when new Covid regulations are released by the state.

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, January 26, 2021 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

R  
e  
c  
o  
r  
d  
e