

**West Sadsbury Township  
Planning Commission Meeting  
November 24, 2020**

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

Also in attendance were Robert Hosier, Frank and Trudy Haas, Christ Stoltzfus, and Chuck Eggen.

The meeting was called to order at 7:30 PM. Ed read the October Minutes. A Motion to accept the October 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 reviewed Samuel Stoltzfus and Linda Stoltzfus Application for a Zoning Hearing on their property located at 1200 Mount Vernon Road, Gap, PA. Applicant intends to remodel the existing principal dwelling for use as a primary residence and install an Accessory Dwelling Unit. Applicant is requesting a variance from Section 1209.3 and Section 202 to permit a life tenant on the property to occupy an approximately 800 square foot temporary accessory dwelling unit. The property is owned subject to a life right reserved by a close family friend of Applicant. While not a blood relative, the life tenant has been under the care of Applicant, and Applicant is committed to accommodating the life tenant to remain living on the property rather than being committed to a home. Additional information will be provided at the hearing. Planning Commission comments include:
  - Applicant will require relief from Ordinance 1209.3.D for front yard location.
  - A Stormwater Management Plan needed.
  - Chester County Health Department Septic Review needed.
  - Applicant understanding of Section 202. Upon cessation of it's occupancy the Accessory Dwelling Unit shall be physically removed from the premises.
  - Application states address as 1200 Mt. Vernon Road, Gap, PA. Site Plan states 76 Amy Drive. Please clarify.
  - Applicant to advise if Principal Dwelling Unit is a Primary Residence or a rental.The Planning Commission will advise The Zoning Hearing Board of above comments.

There is not enough information provided for the Planning Commission to offer a recommendation. Ed will write a letter to the ZHB.

2. The Planning Commission discussed recent complaints of a commercial dump truck parking in the front yard of a RLD Zoned Woodland View Estates property on Woodland Drive. Resident has created a second driveway with crushed stone for dump truck parking. Dump truck is parked on top of existing storm water sewer. Zoning Officer Bill Beers has contacted resident and will cite him if not heard from for truck parking and creating a driveway access off a public street without a permit. Resident will have thirty days after receipt of certified letter to respond.
3. Christ Stoltzfus appeared before The Planning Commission to discuss his AD vs. RLD zoning issue on his property located at 6052 Limeville Road. Existing residence is located in Mr. Stoltzfus RLD Zoned property. Proposed Lot-Add-On is located to Mr. Stoltzfus adjoining property in the AG Zoned property. Confusion exists over which Zoning Regulations are to be applied RLD or AG. Planning Commission and Jeff Bologna previously interpreted most restrictive regulations should apply (RLD) and Bill Beers advised applicant. Upon review The Township Solicitor disagreed. Jeff Bologna will forward Solicitor response to Bill Beers and ask Bill to respond directly to Mr. Stoltzfus with a formal ruling.

## **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 beginning in January 2021.

A Motion to adjourn the meeting was made by Art and seconded by Ashley. The Motion passed and the meeting adjourned at 9:10 The next meeting will be Tuesday, December 22, 2020 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

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