

**West Sadsbury Township
Planning Commission Meeting
January 26, 2021**

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

Also in attendance were Aaron Zook, Frank and Trudy Haas, Steve Gergely, Christ Stoltzfus, David Lee Stoltzfus, Paul Beiler, Benuel K. Stoltzfus, David Petersheim, Mose Beiler, Allen Lee, Jonathan Martin, John Chrisman, Galen Beiler, and Amos Stoltzfus.

The meeting was called to order at 7:30 PM. Ed read the December 2020 Minutes. A Motion to accept the December Minutes was made by Art. Seconded by Darren. The Motion passed.

Regional Planning Commission Report

- None

OLD BUSINESS

1. Bedwell-Route 30 Development. Randy White has contacted The Township to advise Bedwell is pursuing Mixed Use and Residential development, including senior living units, for their property at Route 10 and Route 30.
2. PennDot will be working on the traffic lights at the intersection of Route 10 and Route 30.
3. Keystone Valley Fire District will begin conducting rental unit fire inspections in The Township.

NEW BUSINESS

1. Planning Commission Reorganization for 2021. The Planning Commission discussed membership for the 2021 calendar year. Discussion included questioning why two of eight members also serve as Township Supervisors (Ed Haas and Darren DeVoe). By state mandate The Township is allowed two Supervisors with a minimum of seven citizens. The Planning Commission will discuss further. A Motion to keep Ed Haas as Chairman and Ashley Melasecca as Vice Chairman was made by Dave. Seconded by Art. The Motion passed.
2. 4880 Upper Valley Road.
 - 4 acre lot in the RLD District.
 - Propose 1800 SF Barn/Animal Shelter and 7,400 SF driveway. Removal of 2,900 SF driveway, and 800 SF of buildings on East end of property.
 - Section 1205.4.B stables setback require minimum of 100' from all property lines and 200' from any dwelling other than the owner.
 - Section 1205.D allows setbacks to be adjusted by Conditional Use approval by The Board of Supervisors.

Steve Gergely of Harbor Engineering is asking the Planning Commission for the easiest path to acceptance of proposed plan. Conditional Use approval by Supervisors or applying for a variance to support setback issues. After discussion, The Planning Commission has recommended Steve to pursue Conditional Use option. Proposed driveway removal will be under review as part of the Stormwater Management Plan that will be submitted at a later

date. A Motion to recommend The Supervisors grant Conditional Use was made by Darren. Seconded by Ashley. The Motion passed. Ed will write a letter to The Supervisors.

3. Roller Derby Skate Corp. Sketch Plan. Becker Engineering email of 1/7/21 notes Pre-Application meeting with John Chrisman (owner), Mike Cowen (Design Engineer), and Tom Schaller (builder).
 - Proposed additional 59,000 SF, or 64,000 SF depending on agreement with neighbor, addition to their facility located along Zion Hill Road. Property has been there since the 70's with prior expansion in the 90's
 - Small portion of the property is located in Atglen Borough.
 - Increase width of access drive to 24' and include additional maneuvering areas.
 - Currently 7 warehouse employees, proposing an additional 8 employees as part of the addition.
 - No public sewer. They do have public water.
 - Fire District Administrator (Neil Vaughn) met on-site and sent Township Approval Letter of January 12, 2021. Yard hydrants will be retrofitted with adapters with 5" Storz outlets. Knox box installation will be included.
 - 1,000 SF Impervious Exemption from Atglen Borough and possible Public Sewer connection to Atglen Borough as stated in an email from Becker Engineering.
 - Updated Parking Tabulation on Sketch Plan
 - 1/26/21 meeting with Zoning Officer Bill Beers.
No action by The Planning Commission is required.
4. 662 Gap Newport Pike (SWM Plan)
 - Single family dwelling on 2.6 acre property, south-east of Zook Road.
 - RMD Zoning was part of prior subdivision plan, shared driveway with Old Path Baptist Church.
 - Becker Engineering letter of January 20, 2021 has been sent.
5. 229 Quarry Road (Small Project Application)
 - Becker Engineering Review letter sent on October 28, 2020
 - Follow up email and phone correspondence outlining specific requirements
 - Request of impervious credit value of 2,850 SF from prior mobile homes.
 - Request of on-site meeting with Becker Engineering to discuss Township Regulations.
6. 610 Limestone Road (SWM Plan)
 - Follow up email of 1/5/21 and discussion with engineer
 - Resubmission of Plan at future Planning Commission meeting.
7. Dienner (Lot Add-On)
 - On-going discussion with Becker Engineering.
 - Waiting on response.
8. Christ Stoltzfus appeared before The Planning Commission to continue discussion merging lots. Deed still not finalized. Della Penna will send Becker Engineering Stormwater Management Review. No action by The Planning Commission is required.

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. Public Notice will be given after dates, times, and location of meeting is determined.

A Motion to adjourn the meeting was made by Art and seconded by Ashley. The Motion passed and the meeting adjourned at 9:15. The next meeting will be Tuesday, February 23, 2021 at 7:30 PM.

Respectfully submitted,

Dave Markward

Recorder