

**West Sadsbury Township
Planning Commission Meeting
March 23, 2021**

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

Also in attendance were Frank and Trudy Haas, Robert and Deidre Hosier, Jeff Petersen, and Tim Trostle.

The meeting was called to order at 7:30 PM. Ed read the February 2021 Minutes. A Motion to accept the February Minutes with three typo corrections was made by Ed. Seconded by Ken. The Motion passed.

Regional Planning Commission Report

1. None

OLD BUSINESS

1. None

NEW BUSINESS

1. Tim Trostle of Strausser Surveying and Engineering appeared before the Planning Commission to review the Final Plan of Mahlon J. Dienner to build a large addition to existing house and a Lot-Add-On to his property located at 5298 Strasburg Road. Purpose of the 64,000 square foot Lot-Add-On is not known, but no additional structures are planned or requested. Applicant is looking for Planning Commission support for Lot-Add-On.
 - > No formal review by Becker Engineering to date.
 - > Jeff noted residential lot size is slightly less than 1.5 acres required by Ordinance.
 - > Development will be restricted noting Raparian Buffer in 100 year flood plain.A Motion for the Supervisors to grant Conditional Approval for Lot-Add-On and addition after Becker Engineering Review was made by Ed. Seconded by Ben. The Motion passed.
2. A Conditional Use Hearing is scheduled for April 21, 2019 for Amos and Kathryn Stoltzfus. Residents wish to build a 1800 square foot garage and 1800 square foot horse barn with a new driveway on their property located at 4880 Upper Valley Road and are seeking relief from 100' set back required on all property lines. Proposed shelter will be 40' from property line. No water or sewer will be required for garage or barn. A Stormwater management Plan will be prepared if Conditional Use Application is approved. Existing driveway on west side of property will be removed.
 - > Planning Commission has previously reviewed this project.
 - > No rear neighbor. Railroad located on rear property line.A Motion to recommend Supervisors grant Conditional Use Approval was made by Dave. Seconded by Ben. The Motion passed.

3. Applewood Homes has reached out to the Township via email dated March 18, 2021 concerning a proposed single family subdivision in Atglen Borough. Carl Chetty, Managing Member, is requesting approvals for signature from West Sadsbury to support a small piece of land shown as Open Space on the Plan. This Plan is identical to the Plan submitted in 2004 with a minor Storm Water Control change that will be maintained by the Applewood Home Owners Association. In subsequent email dated March 22, 2021 Applewood Homes is requesting deferral of West Sadsbury Township review, approval, and construction observation of any new utilities and/or Storm Water Management facilities within the Township limits to Atglen Borough. The Applewood Subdivision Final Plans will document all responsibilities. Planning Commission comments included:
 - > Atglen Borough to be responsible for all construction and inspection of Storm Water facilities.
 - > Atglen Borough will review operation and maintenance of facilities.
 - > Note of Atglen Borough long term responsibility of facilities located in West Sadsbury Township will be added to the Plan.
 - > All notes to be approved by West Sadsbury engineer and solicitor.A Motion for the Planning Commission to support deferral of the Storm Water review to Atglen Borough contingent on compliance of all Becker notes and Planning Commission comments was made by Ed. Seconded by Ken. The Motion passed.

ZONING HEARING BOARD UPDATES

1. P&R Diesel Zoning Hearing Board Hearing is set for April 7 2021.

MISCELLANEOUS

The Planning Commission will continue discussion on possible Zoning changes in the Township. The Planning Commission discussed the goals and procedures to address these possible changes. Comments included:

- > When and where will future Special Work Sessions be held.
Next Special Work Session will be held at the Township Building on Monday, April 12, 2021 at 7:00 PM.
- > Which currently zoned AG properties are in Preserve?
County Deed research will show properties in Reserve.
- > What rights to current property owners have if their Zoning designation is changed?
County and School District input needs to be considered.
- > Jeff noted the 2010 County Comprehensive Plan can be used as a starting point for our review. Jeff will supply copies for all members.
- > Combining possible Zoning changes with discussion of Low Income / High Density area.
Public sewer and water access important for possible changes.

A Motion to adjourn the meeting was made by Ed and seconded by Art. The Motion passed and the meeting adjourned at 8:45. The next meeting will be Tuesday, April 27, 2021 at 7:30 PM.

Respectfully submitted,

Dave Markward

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