

**West Sadsbury Township  
Planning Commission Meeting  
August 24, 2021**

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

Also in attendance were Frank and Trudy Haas, Deidre and Robert Hosier, James Baumer, Elmer King, Barry Edwards, Patrick Boggs, John Keeseey, Levi Lapp, and Simeon Stoltzfus.

The meeting was called to order at 7:30 PM. Dave read the July 2021 Minutes. A Motion to accept the July Minutes was made by Ken. Seconded by Chuck. The Motion passed 4-2.

**Regional Planning Commission Report**

1. None

**OLD BUSINESS**

1. None

**NEW BUSINESS**

- A. Roller Derby Skate, Corp. (Preliminary Land Development Plan). No one representing Roller Derby Skate Corp. was in attendance. Casey offered the following comments:
  - Becker Engineering Review Letter of August 12, 2021 has not been responded to and a Time Extension Request is needed.
  - Zoning requirement of 50' buffer between Industrial Zone and Residential properties along the Southern property line in Atglen.
  - Additional right of way could be requested by the Township
  - Existing access drive review including drainage issues. Township Roadmaster should inspect and determine applicability.
  - Multiple waiver/modifications will be needed per the recent submission, and are expected to be requested as part of a future submission by the applicant.A Motion to reject the Plan based on Becker Engineering Review Letter, unless a written time extension offer is received by the Township, was made by Ed. Seconded by Dave. The Motion passed 6-0.
  
- B. Mike Bontrager (Final Minor Subdivision Plan). No one representing Mike Bontrager was in attendance. Casey offered the following comments:
  - Becker Engineering Review Letter of August 20, 2021 has not been responded to and a Time Extension Request is needed.
  - Penn Dot Permit could be required as part of future development.
  - Multiple waiver/modifications will be needed per the recent submission, and are expected to be requested as part of a future submission by the applicant.A Motion to reject the Plan based on Becker Engineering Letter, unless a written time extension offer is received by the Township, was made by Ed. Seconded by Dave. The Motion passed 6-0.

- C. International Paper (Preliminary/Final Land Development Plan). Patrick Boggs noted that International Paper is continuing their **discussion** as they exchange information with both West Sadsbury Township and Becker Engineering. A motion to table the Plan was made by was made by Ed. Seconded by Ben. The Motion passed 6-0.

### **ZONING HEARING BOARD UPDATES**

1. None

### **MISCELLANEOUS**

The Planning Commission will begin to prepare for the Chester County Planning Commission County Consulting-Technical Services grant and continue discussion on possible Zoning changes in the Township. The Planning Commission discussed the goals and procedures to address these possible changes.

A Motion to adjourn the meeting was made by Ed and seconded by Dave. The Motion passed 6-0 and the meeting adjourned at 8:05. The next meeting will be Tuesday, September 28, 2021 at 7:30 PM.

Respectfully submitted,

*Dave Markward*

Recorder