

**West Sadsbury Township
Planning Commission Meeting
June 22, 2021**

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

Also in attendance were Frank and Trudy Haas, Deidre and Robert Hosier, and Carol Stauffer.

The meeting was called to order at 7:30 PM. Dave read the May 2021 Minutes. A Motion to accept the May Minutes was made by Ed. Seconded by Art. The Motion passed.

Regional Planning Commission Report

1. None

OLD BUSINESS

1. None

NEW BUSINESS

- A. Carol Stauffer, Assistant Director of the Chester County Planning Commission, addressed the West Sadsbury Planning Commission with details of help available from the county to update the Township Comprehensive Plan, Zoning and Subdivision Ordinances and Amendments. Ms. Stauffer detailed county programs designed to help townships revise and update their Comprehensive Plans using their Vision Partnership Program. Two options are available.
 1. Cash Grant Option. This program provides funds that will cover 30% to 40% of costs incurred developing Township Comprehensive Plans utilizing a private consultant for undertaking projects. The county can provide a list of private consultants previously used. Two competitive rounds per year for funding is available opening in August with applications due by September. If accepted help would most likely be available in early 2022. Funding is only distributed after a plan is complete and approved.
 2. County Consulting-Technical Services Grant Option. This program provides funds that will cover 60% to 70% of costs incurred. The Application Process begins with the township sending a formal letter requesting county assistance. Within 60 to 90 days after receipt of township letter the county will provide an approximate date of when help can start. Current waiting time for this program implies a mid 2022 start. Completion of project is expected to take two years.

After discussion the Planning Commission members choose the County Consulting-Technical Services Option. Ed will discuss with the Supervisors at their next meeting and draft letter to the county. Ms. Stauffer advised the Planning Commission to make a list of our priorities stating top issues to be addressed. Initial areas of interest include Zoning, expansion of Rt 30 corridor, and expansion of Lower Valley Road. Planning Commission members will continue to work on priority ideas. Ms. Stauffer noted county

representative will be available for monthly evening meetings in our township building.

- B. Ed advised a contract to repair a small bridge on Lower Valley Road was issued to a Delaware company by Penn DOT. The \$2.95 million dollar federally funded contract will begin in October, 2021 and will be complete on or before May of 2024.
- C. The Roller Derby project engineers will be submitting material for review. Jeff Bologna advised Becker Engineering will engage and respond.
- D. International Paper Company will return to the Planning Commission July meeting to update their plans.
- E. Ed advised Mahlon and Marianna Dienner will return to the Planning Commission to continue their discussion on Zoning Hearing to add additional structures and added impervious surface coverage associated with their 5174 Strasburg Road property.
- F. Henry and Anna King may appear before the Planning Commission in July to discuss their subdivision project on their Lower Valley Road property.

ZONING HEARING BOARD UPDATES

- 1. None

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. During the June 22, 2021 meeting the Planning Commission has decided to take advantage of the 2021 Vision Partnership Program offered by the county as described by Ms. Carol Stauffer of the Chester County Planning Commission.

Comments included:

- > When and where will future Special Work Sessions be held.
Next Special Work Session will be announced as soon as the County provides a time line for assistance.
- > 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 1994 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 Housing area.
Public sewer and water access important for possible changes.

A Motion to adjourn the meeting was made by Art and seconded by Ed. The Motion passed and the meeting adjourned at 9:05. The next meeting will be Tuesday, July 27, 2021 at 7:30 PM.

Respectfully submitted,

Dave Markward

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