

**West Sadsbury Township
Planning Commission Meeting
July 27, 2021**

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

Also in attendance were Frank and Trudy Haas, Deidre and Robert Hosier, James Baumer, Dave Feict, Michael Cowen, Bill Thomas, Bob and Elizabeth Hodge, Seth Hiller, Tom Ryan, Eric Hodge, Justin Hardt, Charles Kauffman, Jacob King, Reuben Kauffman, Brian DiBiase, Joseph Reali, Barry Edwards, Elizabeth Boulton, Jonathan Martin, and John Chrisman.

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

Regional Planning Commission Report

1. None

OLD BUSINESS

1. Ed advised Planning Commission members that the Supervisors reviewed the Chester County Planning Commission options presented last month by Carol Stauffer. After consideration the Supervisors agreed with the Planning Commission to proceed with the County Consulting-Technical Services Grant option. The Supervisors will submit a formal letter to the county. Work is expected to begin next year. Total cost is approximately \$62,000.00. Township expense expected to be 60% of the total cost.
2. Ed advised construction has begun on the bridge repair on Lower Valley Road near Rt. 41 by Mumford and Miller of Middletown, De. Project is financed 100% by federal funds.

NEW BUSINESS

- A. MISA Corporation appeared before the Planning Commission to discuss a proposed solar farm to be located on their property at 4000 West Lincoln Hwy in the O.C. District. Tom Ryan, and Justin Hardt representing Borrego Solar described the proposal for the property owners Bob and Elizabeth Hodge. Most Borrego Solar Farms require 20-30 acres of flat land located close to electric company substations and three phase wire access. Current township ordinance requires solar farms to be located in either the Industrial or AG Districts and by Conditional Use only. AG District restricts solar farms to no more than 10% of Prime Ag Soils as defined in Section 27-802.10. Justin stated this evening is just an introductory meeting. He will use Township Section 27-1232 for opportunities in either the Industrial or AG Districts in addition to the MISA sight.
- B. Michael Cowen of Commonwealth Engineering updated the Planning Commission on progress at the Roller Derby properties added storage and driveway expansion project on Mt. Zion Road in Atglen. Casey noted that the plan was submitted as a Preliminary Plan, but that based on discussions with Commonwealth, Becker Engineering is

reviewing the 64,252 square foot building and maneuvering expansions as a Preliminary/Final Plan to help expedite the process.

>Two existing buildings will be removed. Site has public water but no public sewer. Four holding tanks for sewage are on the property.

>Keystone Valley Fire Company previously issued a letter on January 12, 2021, based on prior site meeting and will be reviewing the updated plans including proposed stone access around rear of building for emergency purposes.

>The Applewood Homes plans, previously deferred by the Township and recently recorded after review by Atglen Borough, shows an extended right-of-way (an extra 13.5 feet, totaling 30 feet from centerline) on the recorded plan being offered to the Borough of Atglen, and the Township of West Sadsbury in the limited portion of land that is along the Township roadway. West Sadsbury could consider requesting additional right-of-way to match the parameters of the Applewood plan.

>Curbing and lighting are to be addressed.

>Traffic study may be required by Penn DOT. Based on the Township ordinance Section 22-629, a traffic impact study is needed for building expansions over 40,000 square feet.

>Landscaping could include a 50 foot screening buffer next to the Residential District border adding trees. This will be confirmed by the Township Zoning Officer. West Sadsbury can review and advise any screening we may require. Mike will be in touch with Bill Beers to discuss.

>Casey noted Becker Engineering will offer a comment letter after review.

- C. International Paper Company returned to the Planning Commission to present plans for developing their property at 4581 Lower Valley Road, noting they had just submitted a Preliminary/Final plan to the Township earlier in the day. Elizabeth Boulton and Brian DiBiase led discussion for their ongoing plans for manufacturing cardboard boxes. Elizabeth and Brian fielded questions from the public. Possible Zoning Variance requests included:

>Height variance for both the silo and cyclone.

>Site access for trucks to be added to improve traffic flow and employee safety.

>Lighting ordinance requiring dimming of outside lights by 75% after 10:00 P.M. for safety reasons.

>Add additional driveway entrances for trucks.

>Minimum buffer requirements for East side of property.

Elizabeth also noted office and plant demo has started getting ready for box manufacturing on site. Additional screening will be added to the front of the property to serve as a noise and sight barrier.

James Baumer answered further questions and concerns from the public. Comments included:

>All EPA concerns have been addressed both for production and maintenance.

>Expect up to 70 trucks per day with no idling. Drivers must shut off their trucks and enter designated truck lounge inside the building after arrival on site.

>Existing lighting not in compliance with Township ordinance will be addressed.

>Current stormwater facilities are in disrepair. International Paper will correct.

International Paper intends to return for August meeting.

- D. The Planning Commission reviewed the Bontrager plan for proposed subdivision of Henry and Anna King's 43-acre property at 2858 Lower Valley Road located in the Industrial District. A small portion of this property is located in Highland Township. No

one associated with the plan was in attendance. At this time this is only a proposed subdivision with no further plans for development. Wetlands on the property will limit development. Becker Engineering has not reviewed this plan to date. The Planning Commission will delay comment until Becker Engineering review is complete.

- E. Seth Hiller of Blakinger Thomas, representing Mahlon and Marianna Dienner, appeared before the Planning Commission to continue discussion on their August 5, 2021 scheduled Zoning Hearing to add additional structures and added impervious surface coverage associated with their 1.492-acre parcel located at their 5174 Strasburg Road property in the AG District. The Planning Commission had reviewed this project previously as a lot add-on only. The applicant was advised to do his diligence before purchasing property in the Township that will require a horse barn. The Zoning Hearing Board reviewed proposed additions during their July meeting and deemed the application incomplete as plans submitted were not legible. Current application includes a garage and an accessory horse barn. Applicant will seek relief from Section 27-1209.2 concerning setback minimums. Lengthy discussion between the public and Planning Commission members addressed conflicting Zoning Ordinances on lot consolidation. Ed noted the structure is considered an agricultural building. It is worthy to note that this is exactly what the Township is addressing with the county as we update the Township Comprehensive Plan and our Zoning Ordinances. Ben made a Motion to recommend the ZHB grant the Dienner's relief from Section 27-1209.2. Ken seconded. Motion failed.

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 Art. The Motion passed and the meeting adjourned at 10:10. The next meeting will be Tuesday, August 24, 2021 at 7:30 PM.

Respectfully submitted,

Dave Markward

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