

**West Sadsbury Township
Planning Commission Meeting
September 28, 2021**

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

Also in attendance were Frank and Trudy Haas, James Baumer, Barry Edwards, Patrick Boggs, Theodore and Donna Gill, Rebecca Budzig, Sheldon Smoker, Michael Cowen, Aaron, Zook, Tom Schaller, Jacob Stoltzfus, Mahlon Dienner, and John Yurick.

The meeting was called to order at 7:30 PM. Ed read the August 2021 Minutes. A Motion to accept the August Minutes was made by Dave Seconded by Darren. The Motion passed 6-0.

Regional Planning Commission Report

1. None

OLD BUSINESS

1. None

NEW BUSINESS

- A. Roller Derby Skate, Corp. (Preliminary Land Development Plan). Michael Cowen (Commonwealth Engineers, Inc) appeared before the Planning Commission with an update. Comments include:
 - Revised plan submission had been submitted to Becker Engineering and the Township on August 28, 2021, in response to the Becker Engineering Review Letter of August 12, 2021. Becker is finalizing a review of the updated information and will be issuing a response.
 - The Planning Commission recommended approval of the following Deferrals:
 1. Ordinance 22-507 Provide curbing along access drives and parking lots, and promote natural drainage on-site.
 2. Ordinance 22-508 Installation of sidewalks on both sides of the street and roadway frontage.
 3. Ordinance 22-509 Installation of street lights along roadway frontage.
 4. Ordinance 22-511 Installation of trees along roadway frontage.
 - The Planning Commission recommended approval of the following Waiver/Modifications:
 1. Ordinance 22-304 to allow Preliminary Plan and Final Plan Submissions to be processed as a Preliminary/Final Plan.
 2. Ordinance 22-629.2 related to the submission of a Traffic Impact Study and grant relief based on proposed traffic impacts, conditioned upon the applicant's consultant confirming the calculation of the average daily trips listed in the response letter, with the Township Transportation Engineer.

A Motion to conditionally approve the Preliminary/Final Plan after applicant addresses all items outlined in the future Becker Engineering, LLC., review letter #2, and satisfaction of the Township was made by Dave. Seconded by Chuck. The Motion

passed 6-0.

- B. International Paper (Preliminary/Final Land Development Plan). Patrick Boggs advised the Planning Commission that International Paper will be requesting their property be considered an Industrial Park. Zoning Variance requests include:
1. Reduced buffer requirements.
 2. Two auxiliary structures that exceed township maximum height restrictions (Fire Department has reviewed and has no issue).
 3. More than two driveways for safety reasons with easier access and egress for trucks and separate driveway for cars.
 4. Landscaping 20% requirement.
 5. Buffer between Industrial and Residential properties
 6. Raised curbing for lots parking over twenty vehicles noting existing non-conformity.
- International Paper will add new striping.
Internal Paper will return in October as they continue discussion with the township and Becker Engineering. A Motion to accept the written 60-day time extension offer as submitted by the applicant's consultant was made by Ed. Seconded by Ken. The Motion passed 6-0.
- C. Theodore and Donna Gill Application for Zoning Hearing for their property located at 130 Walnut Drive. Applicant is seeking relief from side yard minimum setback of 30 feet for their proposed addition. Plan submitted for review shows 19'2". Noting several other properties located in the same subdivision have similar previously approved setbacks Dave made a Motion for the ZHB to approve relief. The Motion was seconded by Art. The Motion passed 6-0.
- D. Jacob Stoltzfus appeared before the Planning Commission to review his Plan and Application for Conditional Use for his property located at 4425 Upper Valley Road. A Motion for the Supervisors to grant Conditional Use was made by Dave. Seconded by Art. The Motion passed 4-0.

ZONING HEARING BOARD UPDATES

Mahlon Diener 5174 Stasburg Road. The ZHB granted variances from §1209.2 and §1205.4.B at their meeting on August 5, 2021, for the property, although the official Decision had not been signed by the Zoning Hearing Board to date. The Planning Commission recommended approval of a request waiver/modification omitting the need to provide an Erosion and Sedimentation Control Plan Adequacy Letter from the Chester County Conservation District. The Planning Commission recommended Conditional Approval based on the applicant addressing all items outlined in the Becker Engineering review letter #3 for the prior conditionally approved Final Minor Subdivision Plan, and the information in the Becker Engineering review letter #1 for the Stormwater Management Plan. A deed with property in the Diener's name still needed. Need for signed latest revision of Plan by West Sadsbury Township still needed.

MISCELLANEOUS

#

— None
#####

A Motion to adjourn the meeting was made by Dave and seconded by Chuck. The Motion passed 6-0 and the meeting adjourned at 9:00. The next meeting will be Tuesday, October 26, 2021 at 7:30 PM.

Respectfully submitted,

Dave Markward

R
e
c
o
r
d
e