

**West Sadsbury Township
Planning Commission Meeting
October 26, 2021**

Planning Commission members in attendance were Ed Haas, Darren DeVoe, Benuel Stoltzfus, Ken Umble, Chuck Eggen, and Dave Markward. Levi Lapp attended as a non voting alternate. Jeff Bologna from Becker Engineering was also present.

Also in attendance were Frank and Trudy Haas, Robert and Deidre Hosier, Barry Edwards, Patrick Boggs, Aaron Zook, John Yurick, Dan Adrian, Jonathan Lantz, and Neil Vaughn (Keystone Valley Fire Dept.).

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

Regional Planning Commission Report

1. None

OLD BUSINESS

1. None

NEW BUSINESS

- A. Jonathan Lantz appeared before the Planning Commission seeking information on land development and subdivision process for his property located at 5929 Strasburg Road zoned as RLD. Jonathan will need a copy of the deed for restriction notes from the county before help can be offered. Jeff Bologna will research and get back to Jonathan.
- B. Patrick Boggs, representing International Paper, returned to continue Plan Review for their property located at 4581 Lower Valley Road. International Paper has a November 18, 2021 ZHB hearing scheduled.
The following requests for Zoning Relief have been submitted to the ZHB:
 1. Clarification of Section 709.2 Industrial Park Qualifying Criteria.
 2. Variance from Section 1215 for building height exceeding 30 feet.
 3. Variance from Section 1113.1 for more than two driveways.
 4. Variance from Section 1113.3 for driveways wider than 30 feet.
 5. Variance from Section 704 requiring 20% of the lot to be landscaped and at least ½ of the landscaped area to be in the front yard.
 6. Clarification of Section 1110 buffer strip requirements for a side yard with an existing minimal buffer.

7. Clarification from Section 1109.2.E requiring raised curbing for parking lots for over 20 vehicles.
8. Variance from Section 1106.4.B to allow less illumination from lighting facilities.
9. Variance from Section 1106.4.C (4) to allow lighting standards to be located more than 100 feet apart.
10. Variance from Section 1106.4.D (2) to allow light fixtures in excess of 20 feet in height.
11. Variance from Section 1106.4.C (7) to allow lighting between 10 PM and dawn to not be reduced.

The following Modification/Waiver/Deferral requests have been submitted to the West Sadsbury Planning Commission and Supervisors:

1. Deferral of Section 22-507 to install curbing along Lower Valley Road.
2. Modification/Waiver of Section 22-507 to install curbing along internal access driveways and parking areas.
3. Deferral of Section 22-508 to install sidewalks along Lower Valley Road.
4. Modification/Waiver of Section 22-508 to install sidewalks along internal access drives and parking areas.
5. Modification/Waiver of Section 22-402 and Section 22-403 to eliminate the requirement to show the location and size of water and feeder lines, wells, sewage disposal systems, fire hydrants, gas, electric, and oil transmission lines 400 feet beyond the property.
6. Modification/Waiver of Section 22-202 requiring a 75-foot clear site triangle at the intersection of two streets.
7. Modification/Waiver of Section 22-622 requiring minimum access drive separation.
8. Modification/Waiver of Section 22-622 prohibiting more than two access drives.
9. Deferral of Section 22-509 and Section 22-613 requiring lighting installed along Lower Valley Road.
10. Modification/Waiver of Section 28-311.B.1 regarding Stormwater BMP loading ratios.
11. Modification/Waiver of Section 28-305, and Section 28-306.J(3), 307.B, and Section 311.A.1(c) [1] regarding Stormwater BMP dewatering times.

The Planning Commission deferred decision to support any Modifications, Waivers, and Deferrals until the completion of plan review by Becker Engineering.

International Paper will return to the Planning Commission in November looking to

obtain Conditional Approval.

ZONING HEARING BOARD UPDATES

A.Theodore and Donna Gill received ZHB relief for side yard setback minimum request for their proposed addition at their property located at 130 Walnut Drive.

B.Mahlon Dienner has had his Plan signed for Lot Consolidation by the Township.

MISCELLANEOUS

A. Deidre Hosier has volunteered to be a Planning Commission Alternate.

A Motion to adjourn the meeting was made by Dave and seconded by Ken. The Motion passed 6-0 and the meeting adjourned at 9:05. The next meeting will be Tuesday, November 23, 2021 at 7:30 PM.

Respectfully submitted,

Dave Markward

Recorder