

**West Sadsbury Township
Planning Commission Meeting
November 23, 2021**

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

Also in attendance were Frank and Trudy Haas, James Baumer, Bill Malone, Patrick Boggs, Bill Thomas, Dave Feict, Elmer King

The meeting was called to order at 7:30 PM. Ed Haas read the October 2021 Minutes. A Motion to accept the Minutes was made by Ed Haas. Seconded by Ken Umble. The Motion passed 6-0.

Regional Planning Commission Report

1. None

OLD BUSINESS

1) International Paper

Patrick Boggs, GHD Engineer, and James Baumer of International Paper presented waivers/modifications/deferrals submitted to the township on November 22:

Motion: to recommend approving a deferral of §22-507 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to providing curbing wherever sidewalks are to be constructed along streets (Lower Valley Road). (Motion made by Ed Haas, Second by Art Wright – Motion passes 6-0)

Motion: to recommend a modification/waiver of §22-507 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to providing curbing along access drives, and parking lots. (Motion by Ed Haas, Second by Ken Umble – Motion passes 6-0)

Motion: to recommend a deferral of §22-508 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to the installation of sidewalks on both sides of the street (Lower Valley Road). (Motion by Ed Haas, Second by Benuel Stoltzfus – Motion passes 6-0).

Motion: to recommend a waiver/modification of §22-402.3.B & §22-403.1 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to Preliminary Plan and Final Plan Submissions and to eliminate the requirement to show the location and the size of water and feeder lines, well, sewage disposal systems, fire hydrants, gas, electric, and oil transmission lines 400' beyond the property. (Motion by Ed Haas, Second by Chuck Eggen – Motion passes 6-0)

Motion: to recommend a waiver/modification of §22-202 & §22-609.7 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to the requirement to provide a 75' clear sight triangle (CST) or 100' CST for collector roadways (Lower Valley Road). (Motion by Ken Umble, Second by Ed Haas – Motion passes 6-0)

Motion: to recommend a waiver/modification of §22-622.6 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to separation of access drives conditioned upon the access being deemed appropriate through the issuance of a PennDOT permit. (Motion by Ed Haas, Second by Benuel Stoltzfus – Motion passes 6-0)

Motion: to recommend a waiver/modification of §22-622.11 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to number of access drives conditioned upon the access being deemed appropriate through the issuance of a PennDOT permit. (Motion by Ed Haas, Second by Art Wright – Motion passes 6-0)

Motion: to recommend a deferral of §22-509 and §22-613 of the West Sadsbury Township Subdivision and Land Development Ordinance, related to the installation of street lights along the limited roadway frontage. (Motion by Ed Haas, Second by Art Wright – Motion passes 6-0)

Motion: to recommend a waiver/modification of §28-311.A.1.(a)[1] of the West Sadsbury Township Stormwater Management Ordinance, related to above-ground storage facility top berm widths. (Motion by Ed Haas, Second by Ken Umble – Motion passes 6-0)

Conversation occurred regarding International Paper's progression with approvals by the County of Chester and Commonwealth of Pennsylvania.

- **International Paper submitted the plan to the Chester County Planning Commission. A replay is anticipated from the county in early December**
- **International Paper is working with the Chester County Conservation District regarding the completion of a NPDES permit review**
- **International Paper recently resubmitted documentation to PennDot regarding the acquisition of a Highway Occupancy Permit. Awaiting a response from PennDot as of November 23**
- **International Paper is working with West Sadsbury Township and counsel regarding agreements and easements necessary for construction**
- **Keystone Valley Fire District has approved of the plan as submitted**
- **A Zoning Hearing Decision regarding International Paper's application is anticipated on December 9**

Motion: to recommend granting conditional approval per Becker's prior review letter and contingent upon the Zoning Hearing decision (Motion by Ed Haas, second by Ken Umble – Motion passes 6-0).

2) Freedom Life Church

Motion: to recommend accepting the written time extension offer as submitted by the applicant's consultant dated November 22, 2021, which will extend the deadline for action on the Freedom Life Church – Preliminary/Final Subdivision and Land Development Plan an additional 120 days until April 5, 2022. (Motion by Ed Haas, Second by Ken Umble – Motion passes 6-0).

NEW BUSINESS

None

MISCELLANEOUS

Elmer King of King Swings (4000 Lower Valley Road) appeared to answer any questions regarding his application for a warehouse and manufacturing facility along Lower Valley Road. As of November 23, Becker Engineering has not received a plan for the 51,000 sq ft facility and 26,500 additional expansion.

A Motion to adjourn the meeting was made by Ed Haas and seconded by Ken Umble. The Motion passed 6-0 and the meeting adjourned at 8:21 p.m. The next meeting will be Tuesday, December 28, 2021 at 7:30 PM.

**Respectfully submitted,
Ed Haas
Chairman**