

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

Planning Commission members in attendance were Ed Haas, Ashley Melasecca, Darren DeVoe, Benueal Stoltzfus, Art Wright, Ken Umble, Chuck Eggen, and Dave Markward. Deidre Hosier attended as an alternate. Casey Kerschner from Becker Engineering was also present.

Also in attendance were Frank and Trudy Haas, Robert Hosier, Aaron, Zook, and Elmer King.

The meeting was called to order at 7:30 PM. Ed read the November 2021 Minutes. A Motion to accept the November Minutes with two corrections was made by Ed. Seconded by Art. The Motion passed 7-0.

**Regional Planning Commission Report**

1. None

**OLD BUSINESS**

1. None

**NEW BUSINESS**

- A. International Paper continues to work with the West Sadsbury Township ZHB and council, Penn DOT, Chester County Planning Commission, and Chester County Conservation District for approvals.
- B. Elmer King, representing King Swings appeared before the Planning Commission to discuss their Preliminary/Final Land Development & Lot Add-On submitted by Diehm & Sons. The Kings own two separate lots at 3230 and 4000 Lower Valley Road. Casey discussed Becker Engineering letter of December 28, 2021 with Elmer and the Planning Commission. Tom Matteson submitted a project update in Diehm & Sons letter of December 28, 2021. Casey will continue to work with Tom Matteson of Diehm & Sons on the project. Highlights include:
  1. Expand access drive from 24 feet to 30 feet and widening of radius on drive as it meets lower Valley Road for easier access and egress.
  2. Use of Riparian Buffer in Stormwater Plan to support project.
  3. Time extension for Diehm & Sons.

Ed made a Motion to grant 90 day time extension. Dave seconded. The Motion passed 8-0.

**ZONING HEARING BOARD UPDATES**

None

**MISCELLANEOUS**

None

A Motion to adjourn the meeting was made by Art and seconded by Ashley. The Motion passed 6-0 and the meeting adjourned at 8:40. The next meeting will be Tuesday, January 25, 2022 at 7:30 PM pending Township approval.

Respectfully submitted,

*Dave Markward*

Recorder