

**West Sadsbury Township
Planning Commission Meeting
March 22, 2022**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Ken Umble, Benuel Stoltzfoos, Art Wright, Ashley Melasecca and Deidre Hosier (Alt.). Casey Kerschner from Becker Engineering was also present.

Also in attendance were Trudy Haas, Frank Haas, Robert Hosier, Elam Stoltzfous, Alvin Fisher, Aaron Zook, Samuel Glick, Aaron King, Matt Bush (JMR Engineering), Tom Nehilla (Barley Snyder), Alex Otto (Barley Snyder), Tom Kashatus (EH Beiler), Ryan Whitmore (Landcore), Wilmer Stoltzfus, Steven Fisher, Michael Fisher, David Newswanger, Leon King.

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

Regional Planning Commission Report

None

OLD BUSINESS

None

NEW BUSINESS

- Daniel/Samuel King (Zoning Hearing Review – 4991 Church Road – Hearing April 21)
 - The Planning Commission reviewed the material but stated a definitive opinion is not possible due to a lack of information
- Samuel Glick (5791 W Lincoln Hwy – Community Service District)
 - Applicant is discussing with PennDot regarding road intersection
 - Property is 12.3 acres
 - No traffic survey has been completed to date
 - Applicant is discussing property with Salisbury Twp as project is in both Chester & Lancaster Counties
- Leon S. King (Zoning Hearing Review – 3100 N. Limestone Road – Hearing April 21)
 - Applicant owns property
 - Property had a paint booth placed on it with a prior Zoning Hearing Decision detailing restrictions at that time.
 - Zoning Officer Bill Beers needs to weigh in regarding the property.
- Blackhorse Propane (4960 Lincoln Hwy, Facility Remodel)
 - No action required. Seeking to reconstruct facility on same footprint and add a 2nd floor
- Patiova (6649 N. Moscow Road – Discussion Regarding Use & Expansion)
 - Applicant seeks to expand use for assembly of outdoor playsets, furniture, etc.
 - Seeking 26,000 square feet flex space. Two-stories with majority of building used

- o for warehousing with 41 parking spaces
- o Zoning officer Bill Beers stated it is a non-conforming use
- o Zoning Issues:
 - Crop setback 100'
 - Impervious surface coverage is 73%, should be 60% (Applicant intends to propose a text amendment to expand "beyond 50% on non-conforming)
 - Amount of open space in front yard.
- Borrego Solar (350 Zion Hill Road)
 - o Did not appear
- Freedom Life Church (120 Day Review Extension Request)
 - o Planning Commission supported an extension request to August 20, 2022 for FLC

ZONING HEARING BOARD UPDATES

None

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MISCELLANEOUS

- Roller Derby – Casey Kerschner of Beker Engineering stated the township is awaiting a resubmission of the plan to correct a problem with a discharge pipe.
- The township continues to work with LandStudies regarding the township's MS4 requirements

A Motion to adjourn the meeting was made and seconded. The Motion passed and the meeting adjourned at 9:25 p.m. The next meeting will be Tuesday, April 26, 2022, at 7:30 PM.

Respectfully submitted,

Ed Haas

Chairman, West Sadsbury Township Planning Commission