

**West Sadsbury Township
Planning Commission Meeting
May 24, 2022**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Ken Umble, Benuel Stoltzfoos. Jeff Bologna from Becker Engineering was also present.

Also in attendance were Trudy Haas, Frank Haas, Michael Imms, Aaron Zook, Aaron King Jr, Tom Nehilla (Barley Snyder), Tom Kashatus (EH Beiler), Ryan Whitmore (Landcore), Jeb Stoltzfus, Jason Smoker (Patiova).

The meeting was called to order at 7:30 PM. Ed Haas. A Motion to waive the reading of the March and April minutes was made by Ed Haas. Seconded by Ken Umble. The Motion passed 4-0.

Regional Planning Commission Report

None

OLD BUSINESS

None

NEW BUSINESS

- Patiova (6649 N. Moscow Road – Discussion Regarding Zoning Hearing Application)
 - 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 for warehousing with 41 parking spaces
 - Zoning officer Bill Beers stated it is a non-conforming use
 - Zoning Issues:
 - Crop setback 100'
 - Impervious surface coverage is 73%, should be 60%
 - Amount of open space in front yard.
 - Planning Commission discussed with Tom Nehilla, Tom Kashatus, Ryan Whitmore and Jason Smoker regarding the application seeking Zoning Relief.
- Applicant's counsel proposed three conditions in the ZHB application: 1. Additional lot landscaping; 2. Landscape screening along Northern property line; 3. All truck loading & unloading occurring between the hours of 6:00 a.m. and 6:00 p.m. Monday through Friday).

- The Planning Commission found these conditions reasonable, although condition 3 (truck loading/unloading) has the potential to be in violation of Ordinance 2003-9-10 (Noise Ordinance adopted September 9, 2003) which details nighttime in West Sadsbury as 9:00 p.m.-7:00 a.m. and limits the amount of noise (as defined in ordinance) during that time.
- Due to the lot being a non-conforming use in a non-conforming district, the uniqueness of the situation and minimal impact on surrounding neighbors led to the conclusion by the Planning Commission members in attendance (Haas, Umble, Eggen & Stoltzfus) that the use and intent of the applicants request is reasonable.
- Haas noted the potential for additional commercial and/or residential use in the future on properties abutting the Patiova project. Applicant is aware of the potential for additional uses on adjoining properties - including the potential for residential use.

ZONING HEARING BOARD UPDATES

None

MISCELLANEOUS

- Haas made the Planning Commission aware of questions regarding the township's policies/ordinances on Bed & Breakfast/Air BnB/Short Term property rentals in the township. Discussion ensued regarding current policies and the potential need for clarification and updating. Item was tabled for further discussion at a later meeting.
- Michael Imms appeared to ask questions regarding the future Rail-Trail along the Norfolk Southern Line through West Sadsbury Township.

A Motion to adjourn the meeting was made by Haas and seconded by Umble. The Motion passed and the meeting adjourned at 9:05 p.m. The next meeting is slated for Tuesday, June 28, 2022, at 7:30 PM.

Respectfully submitted,

Ed Haas

Chairman, West Sadsbury Township Planning Commission