

**West Sadsbury Township  
Planning Commission Meeting  
December 27, 2022**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Art Wright, Ken Umble, Benuel Stoltzfus & alternate Deidre Hosier. James Kinney from Becker Engineering was also present.

Also in attendance were Trudy Haas, Frank Haas, Robert Hosier, Aaron King, Reuben King

The meeting was called to order at 7:30 p.m. by Chairman Haas. A Motion to approve the November minutes was made by Haas. Seconded by Umble. The Motion passed 5-0.

**Regional Planning Commission Report**

None

**OLD BUSINESS**

- Haas informed the Planning Commission that West Sadsbury Township entered into an agreement at the December 2022 Board of Supervisors meeting with the County of Chester Planning Commission to complete a comprehensive plan for West Sadsbury Township. The last Comprehensive Plan was completed in the early 1990's. Comprehensive Plans are recommended to be updated by the Commonwealth within 10 years or less. Dates & times of future meetings with the County of Chester Planning Commission to begin updating the Comprehensive Plan are anticipated to be known early in January 2023.

**NEW BUSINESS**

- A motion to accept a future time extension for 5791 W. Lincoln Highway was made by Haas, second by Wright. Motion passed 5-0.
- A conversation occurred regarding advertising for potential future alternates for the Planning Commission and Zoning Hearing Board. Haas noted there are currently two alternates for the Zoning Hearing Board and one for the Planning Commission. Umble mentioned an advertisement should be posted on the West Sadsbury Township website for potential alternates (*advertisement/notation was placed on westsadsburytp.org within 12 hours of the meeting concluding seeking additional members for the Planning Commission*). Hosier stated the advertisement should be listed in any newsletter the township publishes to the township residents. Aaron King and Aaron Zook mentioned they would be interested in applying to be alternates for the Planning Commission. A query regarding attendance standards

for members was raised and discussed.

- The conversation converted to a inquiry regarding the performance of Township Zoning Officer William Beers and the township's enforcement of Zoning Ordinances.
- James Kinney of Becker Engineering presented a review letter for Project No. 22-121-07/Preliminary/Final Land Development Plan for 6649 N. Moscow Road, also known as Patiova Warehouse. Due to the item not being listed on the agenda, Haas made a motion to adjust the agenda (with revised agenda published on West Sadsbury Township website) to allow for discussion. Wright seconded, motion passed 5-0. Kinney noted that Patiova expressed an interest to appear at the January 2023 Planning Commission meeting. Kinney noted two items in the review letter:
  - ❖ Under Zoning, Kinney noted item No. 3 regarding the township evaluating the adequacy of the proposed landscaping on the property. Based on the variance granted by the Zoning Hearing Board, "the applicant shall provide for at least 30% of the required landscaping in the front yard. Other requirements of 504.1 note that a minimum 20% of the lot shall be landscaped. The definition of 'Landscaped Area' is located on Page 27 of the Zoning Ordinance."
  - ❖ Kinney highlighted the following - "The Township should evaluate whether or not additional Right-of-Way (ROW) along limited portion of Moscow Road (T-422) frontage is desired." He added that the township has requested that 30' from the center line (CL) be shown on previous plans for future dedication. If the Township is interested in obtaining the proposed ROW from the applicant at a future date, the appropriate delineation and notation shall be added to the plan."

## ZONING HEARING BOARD UPDATES

- None

A Motion to adjourn the meeting was made by Haas and seconded by Wright. The Motion passed and the meeting adjourned at 8:33 p.m. The next meeting is slated for January 2023 with an anticipated date of Tuesday, January 24, at 7:30 PM.

Respectfully submitted,

*Ed Haas*, Chairman, West Sadsbury Township Planning Commission