

**West Sadsbury Township  
Planning Commission Meeting  
January 24, 2023**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Art Wright, Ashley Melasecca Benuel Stoltzfus & Deidre Hosier. Casey Kerschner from Becker Engineering was also present.

Also in attendance were Trudy Haas, Frank Haas, Robert Hosier, Aaron King, Reuben King, Samuel Glick, John Newman, Aaron Zook & Matt Bush (JMR Engineering).

The meeting was called to order at 7:30 p.m. by Chairman Haas.

Stoltzfus raised a question regarding a notation in the minutes regarding a motion to adjust the agenda due to Becker Engineering's James Kinney raising the topic of a review letter for a Prelim/Final Land Development Plan for 6649 N. Moscow Road (Patiova warehouse). A brief discussion occurred in which it was explained that since the review letter did not appear as a topic of discussion on the original published agenda for the meeting, it was deemed appropriate to amend & update the agenda to meet potential specifications/in light of the Sunshine Law. A Motion to approve the December minutes as written was made by Haas. Seconded by Melasecca. The Motion passed 6-0.

As the evening was the first Planning Meeting of a new calendar/business year for the township, the law designates reorganization with an election of officers (Chairman, Vice-Chairman, Secretary) for 2023. Haas turned the meeting over to Kerschner of Becker Engineering to solicit nominations and handle the operation of electing new officers for the 2023 West Sadsbury Township Planning Commission.

Hosier made a motion to reappoint Haas as Chairman. Stoltzfus made a motion to appoint Ken Umble. Following a conversation between commission members Melasecca, Hosier and Stoltzfus regarding the performance and roles of each position, Wright seconded the motion for Haas. Vote called by Kerschner and motion passed.

Another conversation occurred regarding the position of Vice Chairman. Wright was asked regarding his willingness to accept the position if nominated. He declined, but stated a willingness to serve as Secretary. Melasecca made a motion to appoint Wright as Secretary for the Planning Commission. Second by Haas. Vote called by Haas and motion passed 6-0.

The board then readdressed the position of Vice Chairman. Following a conversation between commission members regarding potential candidates, Haas made a motion to appoint Hosier. Second by Wright. Vote called by Haas and motion passed 4-2.

## Regional Planning Commission Report

None

### OLD BUSINESS

- A listed motion to recommend acceptance of a time extension for 6649 N. Moscow Road (Patiova) was deemed unnecessary as the item was addressed at the December meeting.

### NEW BUSINESS

- Review Letter & Discussion for 5791 W. Lincoln Highway
  - Applicant Sam Glick was present with engineer Matt Bush of JMR Engineering to discuss the preliminary proposed plan.
  - Kerschner of Becker Engineering led a conversation regarding the proposed construction on two lots at 5791 W. Lincoln Highway.
  - Bush of JMR Engineering discussed the proposed plan. Kerschner addressed the Becker Engineering review letter of January 23 regarding the project and highlighted areas of conversation as reviews from PennDot, the County of Chester, the township traffic engineer and the Chester County Planning Commission remain to be acquired.
  - Applicant's engineer and applicant will seek to continue the process and forward appropriate documentation to the township and Becker Engineering to continue the preliminary stages of review and potential development.
- Zoning Hearing Application for 3995 Cemetery Road (Michael L. Fisher - Applicant)
  - Hearing scheduled for February 16, 2023 regarding relief from 1205.4B pertaining to placement of a portable horse barn on a 2.02 acre lot (described in the application as "On a slight hill about 1 ¾ acre of yard and ¾ acre of woodland) in the Residential Low Density District (RLD). Fisher wishes to place the barn within 75 feet of property line and 162 feet of the neighbor's house. The issue pertains to 1205.4B which states, "Stables for horses or ponies shall be set back a minimum of one hundred (100') feet from all lot lines, and two hundred (200') feet from any dwelling other than that of the owner.
  - Applicant (Michael Fisher) did not appear in person. Aaron Zook appeared for applicant to answer questions.
  - Question regarding applicability of Section 1205.5D ("Setbacks shall meet the requirements of 1205.4.B to the greatest extent possible. However, depending on site conditions, the Board of Supervisors may reduce setback distances , as part of the Conditional Use, to not less than the specified setback distances for the zoning district and not less than 100 feet from any dwelling other than that of the owner") was raised by Melasecca and the requirement of why this matter is a Zoning Hearing rather than a

Conditional Use application was raised. It was noted that the determination of setback conditions is the purview of the Zoning Officer and the determination of the application's consideration as a Zoning Hearing or a Conditional Use.

- A motion was made by Melasecca to recommend granting relief from Section 1205.4B following a review of applicability of 1205.D. Second by Wright. Motion passed 4-2.
- Haas updated the Planning Commission regarding the dates for upcoming dates with the Chester County Planning Commission to begin the process of updating the township's Comprehensive Plan (original date: 1992). The meetings are scheduled to occur on the day following the Planning Commission meeting starting in March 2023 (March 1 as a tentative date). *(Note: on February 14, Chester County notified the township that the date of the first meeting will be February 22).*

### **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 9:28 p.m. The next meeting is slated for February 28, 2023, at 7:30 PM.

Respectfully submitted,

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