

**West Sadsbury Township  
Planning Commission Meeting  
February 28, 2023**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Ashley Melasecca, Ken Umble, Benuel Stoltzfus & Deidre Hosier. Jeff Bologna P.G. from Becker Engineering was also present.

Also in attendance were: Frank Haas, Trudy Haas, Robert Hosier, Aaron Zook, et al.

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

The minutes of the January 24 meeting were reviewed. Motion to accept by Haas, second by Umble. Motion passed 6-0.

**Regional Planning Commission Report**

None

**OLD BUSINESS**

• **Freedom Life Church**

- The Planning Commission reviewed the Traffic, Planning & Design, Inc., review letter dated February 27, 2023. Letter notes a question of whether the Highway Occupancy Plans were submitted to PennDOT.
- Discussion between the Becker Engineering (Township Engineer), TPD (the Township traffic consultant), the Pennsylvania Department of Transportation (PennDOT) and Freedom Life Church will continue.
- No further action was taken by the Planning Commission pending further action and discussions between the applicant, Township Engineers/traffic consultants and PennDOT.
- A motion was made to require a written response for future township zoning issues from Zoning Officer William Beers to current and future zoning issues. Motion by Haas, second by Umble. Motion passed 6-0.

• **Triple S LLC/Patiova (6649 N. Moscow Road)**

- Discussion was deferred to a later date due, the meeting will be continued until March 7.

• **New Hope Properties/Samuel Glick (5791 W. Lincoln Highway)**

- The Planning Commission reviewed the Traffic, Planning & Design, Inc., review letter regarding highway access.
- No further action was taken pending discussions between Becker Engineering (Township Engineer), TPD (the Township traffic consultant), the Pennsylvania Department of Transportation (PennDOT) and applicant.

### **NEW BUSINESS**

- The township's Planning Commission is currently engaged in the process of establishing a new comprehensive plan for West Sadsbury Township. Meetings will occur typically the third Wednesday of the month with the Chester County Planning Commission. Public outreach and an open house will occur prior to the completion and acceptance of the Comprehensive Plan compiled by the Chester County Planning Commission.
- The comprehensive plan is the outline which guides future planning/zoning in West Sadsbury Township for at least the next 10 years.
- The late township Comprehensive Plan was completed in 1994 - and the plan should be updated at a minimum of every 10 years.

### **ZONING HEARING BOARD UPDATES**

- None

The meeting was continued until Tuesday, March 7, at 7:30 p.m. by unanimous consent of the Planning Commission to review the Patiova materials.

Respectfully submitted,

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