

**West Sadsbury Township  
Planning Commission Meeting  
May 23, 2023**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Ashley Melasecca, Ken Umble, & Deidre Hosier. Casey Kershner from Becker Engineering and Brent Lied from Traffic Planning & Design were also present.

Also in attendance were: Frank Haas, Trudy Haas, Robert Hosier, Sam Glick, Matt Bush (JMR Engineering), et al.

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

The minutes of the February 28 and March 7 meetings were deferred until a later meeting.

**Regional Planning Commission Report**

None

**OLD BUSINESS**

- **New Hope Properties/Samuel Glick (5791 W. Lincoln Highway)**
  - Discussion of the Becker Review Letter 2 Re: Preliminary Subdivision & Land Development Plan (dated May 14, 2023) occurred.
  - Township engineer Casey Kershner recommended due to the quantity of areas which needed to be discussed – and per a comment by Sam Glick that a response from PennDot regarding driveway access had not been received – that the Planning Commission use the meeting as a work session to review the plan and comments from the township traffic engineer (Traffic Planning & Design, i.e. TPD).
  - Comments from the Chester County Conservation District and PennDot have not been received/acquired, preventing a fuller conversation regarding the plan until additional information is attained.
  - Conversation occurred regarding Becker’s Review Letter 2 and the May 12 TPD Review Letter dated May 12, 2023, for TPD No. WSTO.00024. The TPD review letter was a follow-up with comments from the prior February 15, 2023 review letter. In addition, the Chester County Planning Commission letter of May 19 was reviewed.
  - The lot (per a May 19 letter from the Chester County Planning Commission) defines the property as 12.28 acres with 2 lots/3 structures planned. Non-residential square footage is 70,025 square feet with a proposed usage of Commercial. 100 parking spaces are planned at UPI# 36-2-15.
  - The applicant proposes the creation of 2 lots and the construction of a total of 70,025 square feet of commercial and office facilities in four buildings (NOTE: conflict with project summary definition in Chester County Planning

Commission letter of May 19). The project will be served by on-site water and sewer facilities and is located primarily in the West Sadsbury Township CS-Community Service district. The western portion of the site is located in the RR-Rural Residential zoning district in Salisbury Township, Lancaster County.

- Chesco Planning Commission letter notes land disturbance and land development activities that occur within Chester County must comply with the County-wide Act 167 Stormwater Management Plan for Chester County and the associated Act 167 Stormwater Management Ordinance standards adopted by each municipality.
- Chesco Planning Commission letter notes the realignment of West Lincoln Highway/County Line Road/Swan Road intersection was identified as a Priority Project in the Route 30 Multimodal Study published in June 2016 (pages 57-59). Chesco PC notes the applicant, West Sadsbury Township and PennDot should work to achieve this improvement and ensure development in this area does not prevent the improvement from happening at a later date (if a later date is necessary). Also, the applicant should use the proposed driveway on County Line Road to serve both lots. Sharing access will eliminate the need for a curb cut on West Lincoln Highway and reduce the potential for vehicle conflicts.
- Lincoln Highway is defined in the Chester County Planning Commission's Multimodal Handbook as a major arterial. The handbook recommends a 150 foot-wide right of way to accommodate future road and infrastructure improvements. The County recommends contact with PennDot to determine the appropriate right-of-way to be reserved and offered to PennDot for dedication.
- A question of parking was raised by the County PC pertaining to the necessity for 100 spaces and potential solutions if not all of the proposed parking is necessary.
- The county notes a request for the West Sadsbury Township emergency service providers (i.e, Keystone Valley Fire Company/District) to ensure safe access and egress to and from the site.
- The county noted a verification should occur to guarantee the proposed plan conforms with the Township's landscape and screening requirements.
- The county recommends "naturalizing" the stormwater management basins via additional screening and vegetative screening.
- The county recommends the Operations and Maintenance Plan for stormwater facilities be submitted for review by the township engineer.
- On-site water and sewer for the site were outlined by the Chester County Planning Commission - which does not recommend on-site facilities for commercial/industrial uses due to the potential for high wastewater flows and the contamination of groundwater resources. (*NOTE: public water and sewer does not appear present nor likely to access the site in the near future*).
- Conversation regarding realignment of Swan and County Line Roads occurred.

- The May 12 Traffic Planning & Design letter was then reviewed.
- TPD noted the following areas of impact/concern the need to be addressed include:
  - The intersections of Route 30 with County Line Road and Swan Road should be analyzed without two-stage left turn movements due to the conflicts in the center turn lane with vehicles entering and exiting both side streets and the beer distributor (ie., County Line Beverage).
    - The study should include a site distance analysis comparing sight distance to Intersection Sight Distance (ISD) requirements.
  - Curb stops were only provided by handicapped parking spaces. They should be provided for all parking spaces located adjacent to grass where curbing is not provided.
  - TPD recommends submitting plans for Highway Occupancy Permits to PennDot early in the approval process.
  - The proposed realignment of County Line/Swan Roads needs to be addressed.
  - TPD notes that applicant indicated shared access for Lots 1 and 2 is not permitted per the zoning variance that was obtained from Salisbury Township. The applicant may need to request a revision to the variance (if stated as such) if West Sadsbury determines that there is a need to provide a connection between Lots 1 & 2. Further, the proposed access drive on County Line road is located in Salisbury Township, which requires a 100-foot separation between the access and a street intersection. However, the project and the affected intersection of County Line Road and Route 30 are located in West Sadsbury Township, which requires a 300-foot separation between the access and a street intersection. The question of which ordinance takes precedence is in question, although the majority of construction will be in West Sadsbury Township.
  - A question of truck turning plans need to be addressed and resolved.
  - The plan does not demonstrate a means for fire truck access based on turning templates. Further, templates must be provided demonstrating access for trash trucks to dumpster pads without encroaching on parked vehicles or beyond the pavement.
  - TPD is recommending the used of ASTM-3016 compliant bollards where perpendicular parking is located adjacent to a building to improve safety.
- The Becker Engineering review letter of May 14 was selectively reviewed and discussed by Kershner.
  - The township should evaluate the adequacy of the proposed landscaping. Based on Section 27-404, 30% of the lot should be landscaped and 50% of that area in the front yard.
  - The number of ADA compliant handicapped spaces on the plan need to be reviewed by the applicant's consultant and corrected to meet the

- requirements listed on the ADA.gov website.
- The question of sewage (the lot-proposal changed from primary and secondary septic drain fields to holding tanks since the last plan submission) due to “the onsite soils are not suitable for a drain field” needs to be clarified and addressed. Further, the applicant shall confirm why septic holding tanks are shown being connected to both the dry storage warehouses. Becker was unable to locate a connected waterline. This matter must be addressed and answered.
- The applicant must address if the proposed 9’X18” parking spaces are appropriate (i.e. will any oversize spaces for trailers, flatbeds, etc. be required or will those vehicles/accessory elements not be planned to park on the site).
- Kershner detailed multiple areas of required clarification under Subdivision & Land Development.
- Per township regulation, Keystone Valley Fire Department/District must review the plan for access, knock box location and future fire protection requirements. All future comments and necessary plan adjustments to meet the requirement of the Fire Department/District shall be met.
- Kershner reviewed select points regarding comments in his review letter pertaining to Stormwater. Applicant and his consultants should meet all comments as noted.
- Becker reserves the right to make future comments regarding the plan.
- No further action was taken by or conversation occurred with the Planning Commission pertaining to the plan due to pertinent information regarding traffic planning & design, site development and comments by consultants in response to this data not being available at this time.
- A motion to recommend a future time extension when submitted by New Hope Properties was made by Ashley Melasecca and seconded by Ken Umble. Motion carried 5-0.

## **NEW BUSINESS**

- The township’s Planning Commission is currently engaged in the process of establishing a new comprehensive plan for West Sadsbury Township. Meetings are occurring typically on the third Wednesday of the month with 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.
- The County Planning Commission will host an Open House at the West Sadsbury Township building on May 24 from 6-8 p.m. to acquire public insight into the plan and comments.

## ZONING HEARING BOARD UPDATES

- None

A motion to adjourn the meeting was made by Haas and seconded by Eggen. Motion passed unanimously 5-0.

Respectfully submitted,

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