

West Sadsbury Township Planning Commission

Meeting Minutes February 27, 2024

West Sadsbury Township Building

The following minutes were recorded by Art Wright on February 27, 2024, which is the continuation of the regular meetings of January 23 & 24, 2024.

Members present: Arthur Wright, Ed Haas, Diedre Hosier, Ken Umble, Chuck Eggen, Ashley Melasecca, Benuel Stoltzfus, Casey Kerschner of Becker Engineering, and Jerry Baker of TPD, and Mark Thompson of _____.

Public attendees: Robert Hosier, Samuel Glick, Laura Glick, Christopher Glick, Aaron Zook, David Newswanger, Frank Haas, Trudy Haas, Leon S. King, Matt Bush, Daniel Fisher, Wes Bruckno, Allen S. Fisher, Darren DeVoe, and Jeff Smoker .

Meeting opened by Art Wright at 7:00pm with pledge of allegiance.

At this meeting there currently is no chairman or vice chairman of the Planning Commission. Art Wright is still secretary.

Minutes of the January 23 & 24, 2024, meetings were motioned for approval by Ken Umble, seconded by Ed Haas. Unanimous approval.

The supervisors appointed Benuel Stoltzfus for Planning Commission member.

Diedre Hosier emphasized the importance of keeping Planning Commission term dates easily accessible to everyone.

Darren DeVoe stated he called Helen Esbshade and PSATS regarding Art Wright's use of a sealed proxy ballot for chair and vice chair for the reorganizational meeting of January 23, 2024. His concern was that the vote may not count if it was not announced prior to the meeting of January 23, 2024. Ed Haas stated that his conversations with them differs from Darren's statement.

Chuck Eggen emphasized and encouraged everyone to be calm and respectful during these disagreements of procedure.

Chairman position voting:

- Diedre Hosier made a motion for Ed Haas to be chair. Art Wright seconded. Three voted "Aye," three voted "No", and one "abstention".
- Ashley Melasecca made a motion for Ken Umble to be chair. Benuel Stoltzfus seconded. Motion carried.

Vice-chairman position voting:

- Ed Haas made a motion for Chuck Eggan to be vice-chairman. Benuel Stoltzfus seconded. Chuck Eggan declined the nomination.
- _____ nominated Ashley Melasecca to be vice-chairman. Benuel Stoltzfus seconded. Five voted "Aye", two voted "No", and no abstentions. Motion carried.

New Business

- L. Michael Kauffman (lot add-on plan) - Potential deferral of review. Casey Kerschner recommended deferring the plan review to Sadsbury Township, Lancaster County.
Ed Haas motioned for the deferral. Ken Umble seconded. Motion carried. Unanimous.
- New Hope Properties, LLC, 5791 Lincoln Highway (preliminary/final subdivision and land development plan) - Potential time extension. Jerry Baker of TPD, Casey Kerschner of Becker Engineering, Matt Bush of JMR Engineering, Seth Hiller, Esq. of Blakinger Thomas, Wes Bruckno, AICP of Chester County Planning Commission, and Frank Tavani, P.E. (traffic engineer) who have all been involved in this project made final comments and presentations regarding complying with all necessary engineering in order for DATE OF ACTION OF March 18, 2024. There was much discussion about traffic usage, safety, right of way, and realignment of County Line Road.

Ken Umble motioned to recommend this project to be presented to the Board of Supervisors. Art seconded. Motion carried. Unanimous.

- M21 Capital Development (subdivision and land development) - Briefing item/plans received. The Zoning Hearing Board will be reviewing this application for wetlands buffer on March 14, 2024. No action taken by the Planning Commission.

General Public Comments

Freedom Life Church project has completed permitting process and building construction has started.

Chuck Eggan complimented Ed Haas for his time as chair of the Planning Commission.

Ed Haas motioned to adjourn the meeting at 9:30pm. Ashley Melasecca seconded.

Next regular meeting is March 26, 2024 at 7:30pm.

Submitted by,

Art Wright