

## West Sadsbury Township Planning Commission

Meeting Minutes March 26, 2024

West Sadsbury Township Building

Members present: Ed Haas, Deidre Hosier, Ken Umble, Chuck Eggen, Ashley Melasecca, Benueel Stoltzfus, and Arthur Wright

Additional attendees: Casey Kerschner of Becker Engineering, Kate Clark and Chris Patriarca both of the Chester County Planning Commission.

Public attendees: Robert Hosier, Samuel Glick, Aaron Zook, Frank Haas, Trudy Haas, Allen S. Fisher, Aaron King, Andrew P. Crawford, Robert Tucker, and Evan Hershey.

Meeting opened by Ken Umble called the meeting to order at 7:32 pm with pledge of allegiance.

Minutes of the February 27, 2024, meetings were read by Art Wright. Omissions and corrections were made. Deidre motioned to accept the minutes with corrections, seconded by Chuck Egan. Motion carried unanimously.

Discussion ensued about publishing meeting minutes soon after the meeting, the minutes will be published electronically with a title of "Draft" and will be watermarked with the word "Draft". This means that the minutes are subject to correction at the next scheduled regular meeting.

### **New Business**

Kate Clark and Christ Patriarca of the Chester County Planning Commission presented, in book form, the updated West Sadsbury Township Comprehensive Plan. She explained the general process of the project to this point. Kate solicited questions about the plan.

- Ken asked about the Land Use map differences from the current 2011 Zoning Map to the current Land Use Map proposed in the 2024 update.

Kate stated the future Land Use map is not to be considered the future zoning map. It is a general vision for considering zoning map and ordinances changes.

The Octorara Region Land Use map was referenced for similar alignment common to bordering municipalities.

The current zoning map produced and copywritten in 2011 (*The meeting room wall map and one listed on the Website*) is the current zoning map.

Ed stated the 1994 Zoning Map was changed in 2011 as a result of a legal challenge

Casey explained and emphasized the differences between the 2024 Comprehensive Plan Future Land Use and Current 2011 Zoning maps, and noted that the Township should fully recognize what areas and parcels are being suggested for a different use in the future than their current zoning designation, based on the Future Land Use Map in the 2024 Comprehensive Plan. Casey acknowledged that the 2024 Future Land Use Map is generally consistent with the existing land uses today (*with the exception of some areas included the OC Zone adjacent to Atglen Borough*), but that the Township shall clearly understand, and as Kate had mentioned earlier in the meeting, that the Future Land Use Map is intended to be a guide for future changes in Township Planning, such as an updated Zoning Map, and that current land use designations are not the same as legal uses based on zoning districts. Casey highlighted that the 1994 Comprehensive Plans Future Land Use Map is generally consistent with the current 2011 Zoning Map, and that if the Township's intent is to make future Zoning changes to their existing 2011 Zoning map, to be consistent with the 2024 Comprehensive Plan Future Land Use Map, then multiple areas of General Commercial, Office Commercial, Medium Density Residential, Low Density Residential, Rural Residential, etc., could be subject to zoning changes. Based on the template zoning designations in the 2024 Comprehensive Plan Future Land Use Map, Commercial Center would appear to be consistent with the current Zoning designations of GC & OC, Agricultural with AG, Industrial with I, Neighborhood Commercial with CS, Neighborhood Preservation with RLD & RMD, and Rural with RU. Casey noted he is indifferent to what decisions the PC make, but wanted to ensure the PC understood this aspect clearly, and would be able to defend their decisions in the future if questioned by certain Land Owners and Developers.

Kate pointed out that the new Land Use map in the new Comprehensive Plan is congruent with existing uses, but may differ in various areas from existing zoning.

Ken expressed concern if rezoning occurs, some land owners would be at a possible disadvantage regarding salability.

Ken also suggested the map be modified to extend the properties along the stream by Lower Valley Road be continued east to Limestone Road.

Chuck related an observation of the explosive warehouse growth in Lehigh Valley was probably the result of lack of careful community planning.

Ashley suggested the Land Use map in the new Comprehensive Plan should have "soft edges" between zoning districts as to indicate the map is not to be considered an official zoning map.

Robert Tucker, representing his client of the 979 Octorara Trail property would like to see the Future Land Use be consistent with the existing Zoning District and Map. Ed Haas asked Robert Hosier of the Zoning Hearing Board if there was any movement regarding the property and Robert indicated that nothing has been presented to them.

The 979 Octorara Trail Property (UPI: 36-5-11) had recently gone before the BOS for a Rezoning Hearing, on March 12, 2024.

- The Planning Commission members stated we have had many productive meetings and discussions of the new Comprehensive Plan to this point and have agreed to present this final draft to the Board of Supervisors. Ed Haas motioned to move the Comprehensive Plan to the Board of Supervisors. Ashley seconded. Motion carried unanimously.

Kate projects she will present a final draft to the Board of Supervisors at their May 14, 2024 meeting. Ashley motioned to adjourn the meeting at 8:35 pm. Deidre Hosier seconded. Motion carried unanimously.

Next regular meeting is April 23, 2024, at 7:30 pm.

Submitted by,

Art Wright