

WEST SADBURY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
February 25, 2025 7:30 PM

PLANNING COMMISSION ATTENDANCE:

Ashley Melasecca (Chair Person)
Chuck Eggen (Vice Chair)
Benuel Stoltzfus (Secretary)
Ed Haas
Deidre Hosier
Aaron Zook

OTHERS IN ATTENDANCE:

Casey Kerschner (Becker Engineering)
Trudy Haas
Frank Haas
Daniel Dienner
Steve Dienner
Elmer Kauffman
Robert Hosier
Aaron King

OPENING / COMMENTS ON AGENDA:

The meeting was called to by Vice Chair Chuck Eggen at 7:32 PM. Ashly arrived a few minutes later and continued the meeting.

PRIOR MEETING MINUTES:

Deidre made a motion to approve the January 28th, 2025 minutes. The motion was seconded by Ashley. Motion carried 6-0

OLD BUSINESS:

The Planning Commission discussed at length the townships vision for a proposed ADU (Accessory Dwelling Units) as well as an ECHO (Elderly Cottage Housing Opportunity) ordinance. The following points were considered: These were open discussions and none of the following was voted on or finalized:

- Whether to utilize a 50% square foot allotment of the principal structure, or a max square footage? (Yes)
- Maximum person occupancy? (No)
- Maximum bedroom limit? (Deidre expressed a desire to limit the number of bedrooms)

- Whether to allow permanent standalone-detached ADU's (freestanding) (Yes, assuming it meets the setback requirements)
- Same well? (Yes, subject to the Health Department Regulations)
- Same Septic? (Yes, subject to the Health Department Regulations)
- Whether to be removed after use if detached or in accessory structure? (No, difficult to enforce)
- Whether owner has to live on property (owner-resident requirement)? (Yes)
- Additional number of parking spaces? (Two?)
- Minimum acreage requirements? (Two?)
- Allowable Zoning Districts? (All)
- Short Term Rental Implications? (None)
- ADU Entrance Locations? (No)
- Annual Permitting Requirements? (No)
- Recorded Agreements / administrative efforts? (No)
- Whether household employees should be an allowable occupant or other types of users? (No)
- Marriage, divorce, and blood relation proof / implications? (No, difficult to enforce)
- How to define exterior appearances? Deidre express some concerns about an ADU or ECHO home not replicating the characteristics of the home or neighborhood)
- Potential Setbacks? (Match existing setbacks requirements)
- Tax Implications? (No)
- Height Restrictions? (No)
- Special Exemptions or requirements for large farm lots? (No)
- If the ADU share a wall or if it can be attached by a breezeway? (???)
- Potential ADU Expansions (Limit one)

NEW BUSINESS:

Casey gave a brief update on the property owned by Daniel Dienner located at 110 Norton Drive. Mr Dienner is proposing to construct a second dwelling to accommodate in-law quarters and is requesting a waiver. Benuel made a motion to recommend to the BOS a waiver of section 22-202 of the subdivision and land development ordinance pertaining to the definition of land development. Aaron Zook seconded. The motion carried 4-2

PUBLIC COMMENTS:

Township resident Elmer Kauffman attended the meeting and expressed interest in joining the planning commission.

ANNOUNCEMENTS:

Next Planning Commission Meeting Scheduled for March 25, 7:30 PM

ADJOURNMENT:

Deidre made a motion to adjourn at 9:20 PM. Chuck seconded. Motion carried 6-0

Respectfully Submitted,

-Benuel Stoltzfus (Secretary)