

**WEST SADBURY TOWNSHIP**  
**PLANNING COMMISSION MEETING MINUTES**  
**April 29<sup>th</sup>, 2025 7:30 PM**

**PLANNING COMMISSION ATTENDANCE:**

Ashley Melasecca (Chair)  
Chuck Eggen (Vice Chair)  
Ed Haas  
Benuel Stoltzfus  
Aaron Zook  
Elmer Kauffman

**OTHERS IN ATTENDANCE:**

Casey Kerschner (Becker Engineering)  
Frank Haas  
Peter Wertz  
Travis Godon  
Neil Johnson

**OPENING / COMMENTS ON AGENDA:**

The meeting was called to by Vice Chair Chuck Eggen at 7:30 PM.

**PRIOR MEETING MINUTES:**

Ed made a motion to accept the March, 2025 minutes. Aaron Seconded. Motion carried 5-0

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Peter Wertz from Mcneeswallace Nurick appeared before the planning commission to discuss the property located at 979 Octorara Trail, Parkesburg. The access point of the property is located in Sadsbury Township with the remaining portion in the office/commercial district of West Sadsbury. The proposed development would include 'flex' use buildings including an APT hotel. Discussions with the Planning Commission included the following:

- The feasibility of a text amendment to permit 'light industrial' in the office/commercial district.
- Building a connecting road to a signalized intersection.
- Extending the road alongside Hershey's Market and behind Tractor Supply.
- Making accessibility from Leike road to Rt 10 safer.
- The need or possibility of creating access from the proposed hotel directly to Walmart.

No formal action was taken by the Planning Commission.

Travis Godon and Neil Johnson from MC Media appeared before the planning commission to discuss the construction of an electronic billboard at 5791 Lincoln Highway. A Conditional Use Permit Application has been submitted to the Supervisors. Discussions included a general overview of the ordinance requirements for Billboards in West Sadsbury. No formal action was taken by the Planning Commission.

**PUBLIC COMMENTS:**

None

**ANNOUNCEMENTS:**

Next Planning Commission Meeting Scheduled for May 27<sup>th</sup>, 2025 at 7:30 PM

**ADJOURNMENT:**

At 8:58 PM Benuel made a motion to adjourn. Ashley seconded. Motion carried 6-0

Respectfully Submitted,  
-Benuel Stoltzfus (Secretary)