

WEST SADBURY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
May 27th, 2025 7:30 PM

PLANNING COMMISSION ATTENDANCE:

Chuck Eggen (Vice Chair)
Ed Haas
Benuel Stoltzfus
Deidre Hosier

OTHERS IN ATTENDANCE:

Casey Kerschner (Becker Engineering)
Peter Wertz
Travis Godon
Robert Hosier
Andrew Crawford
Dwight Wagnel
Bill Glenn
Janice Glenn

OPENING / COMMENTS ON AGENDA:

The meeting was called to by Vice Chair Chuck Eggen at 7:34 PM.

PRIOR MEETING MINUTES:

Chuck made a motion to accept the April, 2025 minutes. Ed Seconded. Motion carried 4-0

OLD BUSINESS:

Travis Godon from MC Media gave an update on the conditional use application for a 10x30' electronic billboard to be located at 5791 W. Lincoln Highway. Travis presented a revised plan showing the position of the sign to be located 26' from the highway right-o-way, 100' feet from the residential zone and 325' from the east property line. Travis further confirmed that the proposed sign will meet the requirements of the West Sadsbury Zoning Ordinance and asked for comments from the Planning Commission.

Deidre asked how the township plans to enforce section 1305-H 'Sign shall not be illuminated between the hours of 11pm and 6am.' Deidre expressed further concern about gambling advertisements on the proposed billboard. Mr. Godon confirmed that the advertising restrictions within the township ordinance will be met. Ben asked if the proposed sign will create any grant money or tax revenue for the township. Mr. Godon assured they would be happy to do occasional charity or fundraising advertisements in good faith to the local community.

Casey from Becker Engineering provided a copy of the review letter with comments and recommendations in regards to the proposed billboard.

No formal action was taken by the Planning Commission Board. A conditional use hearing is scheduled for June 10th, at 7PM (In conjunction to the regular supervisors meeting).

Peter Wertz from Mcneeswallace Nurick representing Destiny Builders & Management again appeared before the planning commission to discuss the property located at 979 Octorara Trail, Parkesburg. A revised plan was presented showing what the future development may look like including (2) flex warehouses, a hotel and a fast food restaurant. Casey from Becker Engineering recommended focusing not so much on the proposed drawing but on the text amendment the applicate is asking for.

The proposed text amendment would allow for 'light industrial' uses in all Office/Commercial districts of West Sadsbury Township. Mr. Wertz pointed out that the proposed text amendment would bring (2) properties within the OC district into conformity. Namely, Graber Supply LLC and Roller Derby Skate Corporation. Mr Wertz further presented a detailed version of what the proposed text amendment would include.

Ed Haas reminded the applicant about emergency access needed for the local fire department.

Deidre mentioned the importance of separating the ordinance of West Sadsbury from Sadsbury Township. Deidre asked for additional comments from the audience. Janice Glenn, township resident and adjacent property owner expressed concerned about illumination.

No formal action was taken by the planning commission.

Mr. Wertz would like to move forward and submit to the Board of Supervisors a formal petition with the proposed text amendment.

NEW BUSINESS:

None

PUBLIC COMMENTS:

None

ANNOUNCEMENTS:

Next Planning Commission Meeting scheduled for June 24th, 2025 at 7:30 PM

ADJOURNMENT:

At 8:50 PM Ed made a motion to adjourn. Deidre seconded. Motion carried 4-0

Respectfully Submitted,
-Benuel Stoltzfus (Secretary)