

WEST SADBURY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
June 24th, 2025 7:30 PM

PLANNING COMMISSION ATTENDANCE:

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

OTHERS IN ATTENDANCE:

Casey Kerschner (Becker Engineering)
Matthew Mack (Mack Engineering)
Robert Hosier
Trudy Haas
Frank Haas
Jodi Savits
Steven Smoker

OPENING / COMMENTS ON AGENDA:

The meeting was called to by Ashley Melasecca at 7:31 PM.

PRIOR MEETING MINUTES:

Ed made a motion to accept the May, 2025 minutes subject to changing the address of the proposed billboard from 5791 to 5787 W. Lincoln Highway. Ashley seconded. Motion carried 7-0

OLD BUSINESS:

None

NEW BUSINESS:

Matthew Mack from Mack Engineering represented J.D. Eckman Inc. The site is located along SR 372 in the industrial district and involves two separate tracts approximately 35.5 acres and 3.0 acres. The proposed project includes combining the two tracts and building a 2400 square foot garage, parking lot, and stormwater facility.

Casey provided copies of the review letter which included a deferral from planting street trees, and installing sidewalks and streetlights along SR 372. The planning commission recommended planting street trees where applicable. Mr. Mack stated that it shouldn't be a problem.

Deidre further expressed concern for adequate lighting at the existing entrance if street lights are deferred.

The 'water issue' on the south side of the proposed structure was discussed at length. Currently there appears to be a clogged culvert beneath SR 372 causing poor drainage, standing water and hazardous conditions along the roadway and right-of-way edge. Mr. Mack agreed to meet with Pendot to discuss potential remedies and resolve the issue. Casey further recommended discharging the seepage pits to the east which would eliminate some of the water running along the SR 372 right-of-way.

Ed made a motion to accept a future written time extension when submitted by the applicant's consultant, offering to extend the deadline for action an additional 120 days, until November 25th, 2025. Deidre seconded. Motion carried 7-0

PUBLIC COMMENTS:

Steven Smoker asked about the possibility of building a horse barn 60' from the side yard of a 3.6 acre property located in the Ag district at 105 Bluebird Lane, Parkesburg. The current ordinance requires a 100' setback from all lot lines per section 1205.B

The planning commission discussed several options for the applicant.

1. Apply for a variance per section 1504.
2. Apply for conditional use approval per section 1205.D
3. Submit a proposed text amendment.

ANNOUNCEMENTS:

Next Planning Commission Meeting scheduled for July 22nd, 2025 at 7:30 PM

ADJOURNMENT:

At 8:50 PM Deidre made a motion to adjourn. Chuck seconded. Motion carried 7-0

Respectfully submitted,

-Benuel Stoltzfus (Secretary)