

WEST SADSBUURY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

August 26th, 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)
Chris Daily (Howell Engineering)
Dwayne Walton
Shaker Patel
Robert Hosier
Trudy Haas
Frank Haas
Butch Myers
Sam Glick

OPENING / COMMENTS ON AGENDA:

The meeting was called to by Chair Ashley Melasecca at 7:30 PM with pledge of allegiance.

PRIOR MEETING MINUTES:

Chuck made a motion to accept the July, 2025 minutes as written. Aaron seconded. Motion carried 7-0

OLD BUSINESS:

Dwayne Walton from the Parkesburg Point Youth Center appeared before the planning commission seeking a final Minor Subdivision Plan. The PC discussed at length the current right-a-way to the existing residential property situated west of the Point Youth Center. Mr. Walton assured the easement will resume.

Ed made a motion to recommend approval of the plan, conditioned upon the applicant changing the submission to a Lot Add-On plan, and addressing all the remaining items in the Becker Engineering Review Letter No.1 dated August 20th, 2025. Chuck seconded. Motion carried 7-0

Shaker Patel from Destiny Builders & Management (DBM) provided an updated plan for the property located at 979 Octorara Trail. Further, DBM is seeking approval of a proposed text amendment to permit light industrial on the proposed property as well as other properties in the OC district.

Ed made a motion to recommend adopting the proposed text amendment. Chuck seconded. Motion carried 7-0. Deidre however, expressed strong opposition in allowing access onto Rt. 30 from excising OC properties in the township.

NEW BUSINESS:

5791 W. Lincoln Highway: Amended Preliminary/Final Subdivision & Land Development Plan: Chris Daily from Howell Engineering with the applicant Sam Glick requested a waiver/modification of section 22-402.3.C.(10) & section 22-402.B.9.g related to the need for an updated PNDI unless required by the Chester County Conservation District as part of the NPDES Amendment. Secondly, to approve a waiver of section 22-604.5 & section 22-644.13.

Ed made a motion to recommend approval based on the applicant addressing all the remaining items in the Becker Engineering Review Letter No. 10, dated August 26th, 2025. Chuck seconded. Motion carried 7-0

PUBLIC COMMENTS:

None

ANNOUNCEMENTS:

Next Planning Commission Meeting scheduled for September 23rd, 2025 at 7:30 PM

ADJOURNMENT:

At 9:28 PM Ed made a motion to adjourn. Elmer seconded. Motion carried 7-0

Respectfully submitted,

-Benuel Stoltzfus (Secretary)