

WEST SADBURY 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 order 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: Chris Daily from Howell Engineering with the applicant Sam Glick requested an amended preliminary/final subdivision & land development plan with the following matters addressed:

1. To recommend approval of 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.

2. To recommend approval of a waiver of section 22-604.5 & section 22-22-604.13, authorizing the plan to proceed without ROW at this time, with the understanding that the owner is willing to remove the showroom addition and parking facilities at such time a potential future road improvement be constructed.

3. Acknowledging that the Township has not reviewed from the Township ZO, Transportation Engineer, Chester County Health Department, Salisbury Township, Keystone Valley Fire District, or the Chester County Planning Commission, and to recommend conditional approval of the plan, conditioned upon the applicant addressing all the remaining items in the Becker Engineering Review Letter No. 10, dated August 26th, 2025.

Ed made a motion to recommend approval contingent upon the applicant addressing the 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)