

**West Sadsbury Township  
Planning Commission Meeting  
February 24, 2026**

**PC BOARD ATTENDANCE:**

Ed Haas (Chairman)

Chuck Eggen (Vice-Chairman)

Deidre Hosier

Aaron Zook

Elmer Kauffman

George Stoltzfus

John Stoltzfus

**OTHERS IN ATTENDANCE:**

Frank Haas

Butch Myers

Chris Patriarca, AICP, Senior Community Planner, Chester County Planning

Luis Rodriguez, Community Planner, Chester County Planning

*(Note: Township engineer Casey Kerschner, P.E., of Herbert, Rowland & Grubic, Inc. was not in attendance due to a commitment in another municipality)*

Amos Stoltzfus

Robert Hosier

**OPENING:**

Chairman Ed Haas opened the meeting at 7:00 p.m. with the Pledge of Allegiance

**PUBLIC COMMENT ON AGENDA:**

None

**PAST MEETING MINUTE APPROVAL:**

Ed Haas made a motion to approve the January 27 PC Meeting Minutes with one adjustment (change “ordained June 10, 2025” to “adopted June 10, 2025” under ECHO Housing discussion per the request of Deidre Hosier. Elmer Kauffman seconded the motion. Motion carried 7-0.

**REGIONAL PLANNING COMMISSION REPORT**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

**ECHO Housing Discussion**

- Chairman Ed Haas supplied copies of ordinances prior to the meeting to the PC membership pertaining to ECHO housing from Franklin Township (Chester County), Little Britain Township (Lancaster County), Damascus Township (Wayne County), Sadsbury Township (Lancaster County), Honey Brook Township (Chester County), Salisbury Township (Lancaster County) along with details from ACT 319-“Clean & Green” as samples for background pertaining to how other municipalities have addressed the matter and to broaden the discussion.

- A sample ordinance was supplied to the PC membership prior to the meeting by member Aaron Zook compiled by Zook and township resident Amos Stoltzfus in consultation with legal counsel.
- A discussion ensued with the PC membership, Stoltzfus and representatives from the Chester County Planning Commission pertaining to the existing West Sadsbury ordinance regulating Accessory Dwelling Units (ADU, existing state regulations pertaining to ECHO housing, the applicability of current township ordinances/state regulations and the potential desire to add ECHO housing to the West Sadsbury zoning regulations. The proposal from Zook & Stoltzfus – along with examples from other municipalities - were discussed.
- Chris Patriarca of the Chester County Planning Commission discussed a general overview of ADU and ECHO housing offering acknowledgment and plaudits for the existing West Sadsbury ADU ordinance. He noted the existing Commonwealth of Pennsylvania program on ECHO housing that exists in multiple municipalities predominantly in the mid-state.
- Elmer Kauffman raised the question of the potential costs for monitoring ECHO Housing.
- Patriarca proposed the Chester County Planning Commission examining the existing West Sadsbury Township ADU ordinance and the applicability of ECHO housing. The PC consented to the county examining the ordinance with the county to forward its review/advice to Chairman Ed Haas to advance to the PC for further discussion on the issue at a future meeting.

### **ZONING HEARING BOARD UPDATES**

None

### **ANNOUNCEMENTS**

The next PC Meeting is March 24, 2026, at 7:00 p.m. in the West Sadsbury Township municipal building.

### **ADJOURNMENT:**

A Motion to adjourn the meeting at 8:38 p.m. was made by Ed Haas and seconded by Elmer Kauffman. Motion carried 7-0.

Respectfully submitted,

*Ed Haas, Chairman, West Sadsbury Township Planning Commission*