

**West Sadsbury Township
Planning Commission Meeting
June 23, 2026**

PC BOARD ATTENDANCE:

Ed Haas (Chairman)

Chuck Eggen (Vice-Chairman)

George Stoltzfus

John Stoltzfus

OTHERS IN ATTENDANCE:

Frank Haas

Trudy Haas

Cindy Freeland

Casey Kerschner, P.E., Herbert, Rowland & Grubic

Greg Radford, P.E.

Patrick Ware, MacElree Harvey

Amos Stoltzfus

Christopher Stoltzfus

Butch Myers

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:

Chairman Ed Haas made a motion to approve the proposed April 28 PC Meeting Minutes. Vice-Chairman Chuck Eggen seconded the motion. Motion carried 4-0.

REGIONAL PLANNING COMMISSION REPORT

None

NEW BUSINESS

- **4121 West Lincoln Highway – Petition for Zoning Amendment to Allow Multi-Family Development in the Community Service (CS) District**
 - o Greg Radford, P.E., and Patrick Ware of MacElree Harvey appeared before the board to propose a text amendment to the West Sadsbury Township Zoning Ordinance to allow in-fill multi-family dwellings in the Community Service (CS) Zoning District, specifically for their client – Gina & Craige Wright – on a vacant lot at 4121 W. Lincoln Highway. The Wright's own the adjacent lot (4117 W. Lincoln Highway) with additional frontage along SB 30. The proposal is for a multi-family building containing eight units comprising six one-bedroom units and a pair of two-bedroom units to be served by on-lot septic and a well. Access to the property from W. Lincoln Highway is a shared driveway with the a residential house, the West Sadsbury Township Police station and a commercial building.
 - o West Sadsbury Township engineer Casey Kerschner, P.E., of Herbert, Rowland & Grubic, presented Review Letter #1 dated June 23 in consideration of a Applicant Letter, proposed Ordinance and Sketch Plan (10

pages) dated February 25, 2026.

- o Kerschner reviewed the letter with the Planning Commission addressing:
 - The applicant proposes area and setback regulations for the proposed in-fill multi-family dwelling use that are different than the standard regulations set forth for all other uses in the CS Zoning district. Zoning Ordinance Section 1219 requires a minimum lot size of one-acre for any use.
 - Kerschner noted there are no permitted residential uses in the CS District with the exception of an existing single-family unit dwelling into a conversion apartment.
 - The proposed parking area requirements one space per bedroom and one space per visitor for every five units does not appear to be in compliance with the Off-Street Parking regulations set forth in Section 1109.4 B(2), which requires 2.5 parking spaces for each dwelling unit. Under the current proposal, 12 parking spaces would be required, whereas the existing ordinance would require 20 parking spaces.
 - It was noted that prior to any recommendation, it shall be verified with the Chester County Health Department that the lot is sized appropriately to obtain approval from the Pennsylvania Department of Environmental Protection (DEP) for a community on-lot sewage treatment system and on-lot well. The existing lot size, being less than 0.8 acres, may not be large enough for the required parking, stormwater facilities, private well, on-lot septic, shared access driveway, building and required isolation distances for an eight-unit apartment structure.
 - In Pennsylvania, a public-water supply permit is needed for an average of at least 25 individuals daily for at least 60-days or 15 service connections. It was noted that based on the relatively small lot size, the Township shall consider water and sewer service and evaluate if it is allowable to have private utilities for this proposed multi-family dwelling unit use.
 - It is noted that the sketch plan shows access will no longer be extended to the West Sadsbury Township Police Station. The township is in possession of a Declaration of Easement & Maintenance Agreement (date July 29, 2010), for the Exotic Stone Counter Top Store (36-3-52.2), Vacant Parcel (36.3.52.4B) and the township Police Department (36.3.54.2E) which allows these properties to utilize the driveway and shall be maintained by the owner of the Exotic Stone Counter Top Store (36.3.52.2).
 - Kerschner noted typographical errors in the proposed ordinance including minimum side-yard depths and unclear language in Section 14.a. pertaining to the number of units (i.e., 12 units per acre compared to six units per 0.5 acres).
 - It was noted that a Pennsylvania Department of Transportation (PennDOT) Highway Occupancy will be required as part of the Land Development planning. Due to the proximity to another driveway on an adjacent parcel owned by the applicant/same party, it is likely the driveway configuration will need to be modified during a future Land Development process to combine the access drives with a shared

- PennDot permitted driveway.
 - The issue of the alignment of this proposal with the 2024 West Sadsbury Township Comprehensive Plan – produced in conjunction with the Chester County Planning Commission - needs to be discussed.
 - o A motion to not recommend the zoning text amendment was made by Chairman Ed Haas with a second by Vice-Chairman Chuck Eggen. Motion carried 4-0.
- **JD Eckman Garage Building – Time Extension**
 - o West Sadsbury Township Engineer Casey Kerschner of Herbert, Rowland & Grubic discussed the need for a potential future time extension for JD Eckman's planned construction of a garage building at the existing stone pile site on the company's location along Lower Valley Road
 - o Motion by Chairman Ed Haas to recommend the Board of Supervisors grant a potential requested future time extension. Second by Vice-Chairman Chuck Eggen. Motion carried 4-0.
- **Walmart Expansion Briefing**
 - o Engineer Casey Kerschner noted Walmart's intent to expand the building's footprint with an addition along the western section of the building in the West Sadsbury Commons. The intent of the addition is to allow for additional pick-up service. No plan presented and no action/recommendation asked for or granted by the PC

OLD BUSINESS

ECHO Housing Discussion

- Chairman Ed Haas noted he forwarded the information from the previous discussions to township solicitor Mark Thompson of Lamb McErlane PC in early May (May 5). As of June 23. no known correspondence regarding the matter has been received by the township office regarding recommendations, legal analysis or a proposed ordinance. Chairman Haas requested the assistance of West Sadsbury Township Board of Supervisors Chairman Butch Myers to discuss the matter with Thompson regarding feedback for a resolution at the July Planning Commission meeting.

Potential PC Meeting Date Change

- West Sadsbury Township Engineer Casey Kerschner of Herbert, Rowland & Grubic addressed the concept of moving Planning Commission meetings from the 4th Tuesday of the month to either the 4th Wednesday or 3rd Tuesday of the month due to commitments by Herbert, Rowland & Grubic in other municipalities.
 - o The PC discussed the options with Vice-Chairman Chuck Eggen making a motion to move the meetings.
 - o Discussion of prior known conflicts by members of the PC occurred with Chairman Haas, Vice-Chairman Eggen, George Stoltzfus and John Stoltzfus stating their availability on the third Tuesday of the month.

- o Vice-Chairman Eggen made a motion to change the PC meeting dates for the remainder of 2026 to the third Tuesday of the month. Second by John Stoltzfus. Motion carried 4-0.
- o Advertisement of the date change per Pennsylvania regulations will be completed by the West Sadsbury Township office with the adjusted dates also posted on the door of the township offices and website.
- o Chairman Haas will contact Aaron Zook and Elmer Kauffman regarding the date change and their availability on the third Tuesday of the month.

ZONING HEARING BOARD UPDATES

None

ANNOUNCEMENTS

The next PC Meeting is now July 21, 2026, at 7:00 p.m. in the West Sadsbury Township municipal building dependent upon the township's mandated advertising requirements under Pennsylvania law being met within the required time frame. If the requirement is not met, the meeting will occur on July 28 (*NOTE: the date change was advertised in a newspaper and the township website by the township staff along with being noted during the West Sadsbury Township Board of Supervisors meeting to meet the township's legal requirements. The next meeting date will occur on July 21*).

ADJOURNMENT:

A Motion to adjourn the meeting at 7:51 p.m. was made by Chairman Ed Haas and seconded by Vice Chairman Charles Eggen. Motion carried 4-0.

Respectfully submitted,

Ed Haas, Chairman, West Sadsbury Township Planning Commission