

SADSBURY TOWNSHIP PLANNING COMMISSION

Special Meeting, April 27, 2005
Meeting Minutes

A special meeting of the Sadsbury Township Planning Commission was held on Wednesday, April 27, 2005 in the Sadsbury Township Municipal Building Board Room. This meeting was called upon the request of the Board of Supervisors to discuss a pending Preliminary Land Development Plan submitted for approval by Sadsbury Arcadia Associates.

The following Commission members were in attendance:

Stanley Przychodzien, Chair

Jane Heineman, Vice Chair [joined the meeting at 7:50 pm]

Dale Hensel, Supervisors Liaison

Anthony Cabassa

George Dalmas

Jay Gregg

Also in attendance were Supervisors Ralph Garris and Douglas Dorrat (Supervisor Dale Hensel is listed above as a Planning Commission member); Township Zoning Officer Thomas Lowry; Township Engineer James W. MacCombie, P.E.; Township Emergency Management Coordinator Earl Taylor; Jason Duckworth and Christy Flynn, representing Arcadia Land Company; and approximately 15 township residents.

Mr. Przychodzien called the meeting to order at 7:30 pm, and suggested dispensing with traditional opening formalities. This was so moved by Mr. Dalmas, seconded by Mr. Hensel, and passed unanimously.

Mr. Przychodzien explained that the meeting had been called to discuss and address remaining concerns associated with the pending Preliminary Land Development Plan submitted by Sadsbury Arcadia Associates for an unnamed residential development (previously referred to as "Sadsbury Park") at the western corners of the intersection of Quarry and Old Wilmington Roads. Application for Approval of this Preliminary Plan has been submitted and is pending. Mr. Przychodzien's goal is to resolve several continuing concerns at the Preliminary Approval stage so that all involved parties understand each other's expectations, and to facilitate smooth and timely Final Approvals.

Mr. Przychodzien began by apologizing for a lack of a formal meeting agenda, and provided a list of discussion points based on the most recent Engineer Review Letter for the project. Mr. Przychodzien also expressed concern that the letter was not received by the Township and Commission until the morning of April 27. Mr. MacCombie apologized and explained that the review began on April 7 following receipt of the applicant's most recent updates, with a review letter generated on Friday, April 22. Travel schedules delayed the letter's signature until the following Monday, with further delivery issues delaying receipt until this date.

Mr. Przychodzien stated intention of reviewing the letter point by point. Mr. Duckworth concurred, expressing confidence that his firm has now met all previously discussed engineering issues.

FENCING and LANDSCAPING

Mr. Duckworth proposed shadow **or** box/stockade fencing, which all agreed would comply with Township Code. Mr. MacCombie stressed that in this and similar issues/decisions, Commission is permitted and responsible to examine and recommend as appropriate.

Question was raised about planting of pine trees. Mr. Duckworth responded that a landscaping plan is not required and has not been developed at this point. Mr. Duckworth agreed that fencing detail(s) will be submitted as part of final landscaping plan(s).

COMPLIANCE WITH CONDITIONAL USE DECISION and ORDER

Item(s) 1 b, c, d: Mr. Przychodzien questioned if trails can/should be included in calculations for both conditional use/TND open space requirements and the Sadsbury Village Enhancement Plan. Mr. Duckworth responded that any projects taking place in a location other than the parcels approved for TND conditional use will not be included in calculations of open space.

OPEN SPACE PHASING

Discussion centered on whether each proposed construction phase will include open space in the percentages required of the entire project. Mr. Duckworth and Ms. Flynn presented plan maps delineating the open space areas and overall land areas included in each proposed construction phase. These plans represent approximately 45 acres of passive use open space and approximately 10 acres of active use open space associated with the total proposed project. Each proposed phase as shown on these maps will end with associated open space that meets or exceeds the requirements of the Conditional Use Order.

Mr. MacCombie stated that he has discussed with Mr. Duckworth that Open Space reserves must be planned and set aside to meet not only the requirements for the total project, but also in the same percentages for each proposed phase of the project.

ZONING CODE ITEMS

Item 1 - Mr. Przychodzien asked if flood plain areas will be part of the designated open spaces. Mr. Duckworth responded yes, and that he recollects that he always communicated Arcadia's intention to do this.

Mr. MacCombie clarified that Township Ordinances allow for wet pond basins and areas containing sub-grade stormwater systems to be designated as open space. Mr. MacCombie continued by stating that he is concerned about supporting the designation of stormwater management features as open space without approved plans for those features.

Mr. Duckworth stated that a letter has been submitted by Arcadia stating their willingness to reconfigure building units and design features, if needed, to meet open space requirements with areas containing storm water management features.

Item 2 – Item 2 was omitted from the review letter in error.

Item 3 - Mr. Przychodzien asked for an explanation including a sidewalk on the south side of Quarry Road. Mr. Duckworth reviewed the revised sketch plan showing the pocket park suggested by the Lanning Commission, and explained the sidewalk as a corridor to encourage residents to access this park. Mr. Duckworth expressed willingness to consider further input into the desirability of this sidewalk, as well as the pocket park's design as an active use area vs. a passive use area.

[Ms. Heineman inquired if the basin planned for the area southwest of the intersection of Old Wilmington and Quarry Roads is upgrade of most lots. Mr. Duckworth responded that 4 – 5 units in the most northwestern corner of the parcel south of Quarry Road will not drain to the basin; instead, stormwater from these lots will be captured through man made structures and conveyed to the flood plain area north of Quarry Road

Item 4a – Mr. Duckworth reacted to previous input from the Commission and relocated the tot lot to a location that is much better for it.

Item 4b – Mr. Duckworth will present the desired data in tabular form as requested.

Item 4c – Mr. Duckworth clarified that a computer-based turning radius analysis using the dimensions of the Parkesburg Fire Company's Aerial Truck confirms that trucks of this size can negotiate all turns within the proposed development plan. Some parking spaces originally planned have been removed to facilitate the required turns; additionally, some of the turns are still very tight to negotiate and improperly parked cars could negatively impact actual turning.

Question was raised about lack of detail in the plan map used to illustrate this and other points. Mr. Duckworth responded that detailed plan maps reflecting issues raised and changes made throughout the Preliminary Approval Process have been drafted and submitted as part of the Preliminary Approval Process (these plans with greater detail were displayed). Mr. Duckworth explained that the sketch plan he often uses to illustrate discussions is not meant to and does not reflect all changes made. It is an older version that he uses because its color content makes it more easily viewed, and its simplicity makes illustrating ideas easier.

Mr. Przychodzien stated for the record that he supports modifying the street designs to increase the turning radius at all intersections by 10 feet to ensure adequate emergency vehicle access.

Mr. MacCombie suggested that initial construction phases be evaluated with real-life tests after construction, with adjustments requested in future phases if the need is demonstrated/discovered.

Mr. Hensel suggested that the Commission rely on review of Final Approval Applications by engineers and emergency service resources to ensure suitability.

Mr. Cabassa inquired if emergency entrance points could be constructed to facilitate emergency access into green space areas. Mr. Duckworth agreed that this issue could be examined and considered **if requested by the emergency management coordinator.**

Mr. Przychodzien suggested tabling the turning radius issue until the Commission's next meeting.

Mr. Duckworth expressed concern over the continuing discussion focused on this issue, and stated that he is not pleased with the prospect of extending the design/approval process.

Further discussion on this issue was deferred until later in the meeting.

Item 5 – Mr. Lowry reported that Special Exception sanctioning the construction of utilities in flood plain and steep slope areas was granted by Sadsbury Township Zoning Hearing Board on April 25. Disturbances to Lots 77 & 78 were not included in this Special Exception.

Mr. MacCombie stated that detailed grading plans have been drafted for Lots 77 & 78 and he confirms that these plans support the proposed construction.

Item 6 – Nothing to change on this item.

Item 7a – This item can be determined with delineation of the area in question.

Item 7b – Mr. Duckworth expressed confidence that the proposed buildings will fit the lots; details will be shown on final plans.

Item 8 – All parties understand and agree that changes in sanitary sewer features, storm sewer features, structure placement and lot layout may be deemed necessary based on the final design plan(s) that Arcadia will submit for approval. Final land development approvals will be contingent on satisfactory resolution of any and all conditions that arise out of the final design plans.

Item 9 – This item was addressed in Item 5 above.

Item 10 – No discussion or concerns beyond the Review Letter.

Item 11 – Typographical error, item was addressed in comment 1 of the review letter, not in comment 2. No further discussion required.

Item 12 – Mr. MacCombie referred to review letter of April 22 addressed to Horner & Canter Associates. Traffic counts reported have varied among different studies – studies related to Morris Farm and Sadsbury Village projects reported higher traffic counts than that reported by Horner & Canter report. Mr. MacCombie reported that in regard to the stretches of Old Wilmington Road proximate to the project, PennDOT is willing to leave the speed limits as currently posted, or repost the entire stretch to 40 mph; they will not consider reposting from 40 mph to 35 mph.

Mr. Duckworth stated that Arcadia is willing to pay for deceleration and turn lanes on Old Wilmington Road if recommended and approved. He cautions against it, however, and would much prefer to plan for reducing speeds through design geometry.

MOTION - entered by Mr. Cabassa, seconded by Mr. Dalmas. *Sadsbury Township Planning Commission recommends the construction of deceleration and turning lanes on Old Wilmington Road to service the entrance(s) to the Arcadia land development project. Motion passed unanimously.*

Item 13 – No written communication has been received from EMS officials. Mr. Taylor confirmed that the matter is under review, and no significant issues are anticipated.

At this point in the meeting, comments were specifically solicited from the Township Officials and residents in attendance. Comments put forth are given below (Note: names are given only with comments made by township officials or project principals; the comments given are not intended to be exact quotes, but faithful summaries of thoughts expressed.).

Mr. Garris stated that he liked the idea of setting up a turn simulation to test accessibility for EMS vehicles.

Question was raised if Quarry Ridge Home Owners Association (QRHOA) had been notified of trail connection(s) to the Quarry Ridge open space areas?

Ms. Flynn responded that the issue has been discussed with QRHOA, and she is working with them to secure an easement to connect the trail. Ms. Heineman specified that a copy of this easement along with a letter of explanation/transmittal should be submitted and/or filed as part of the Final Approval Application.

A belief was stated that a traffic study by the township would not be cost effective.

Caution was urged regarding the project, specifically over large size of the project, the 40% population increase to the township, and the permanent change coming to the township and its fabric.

A resident urged a slow, careful pace on this and future projects, along with stricter guidelines for future projects in the township.

A resident expressed need to anticipate future needs and proposals as best as possible.

Item 4c (resumed/continued) – Mr. Duckworth stated the Arcadia is willing to change alley turn-ins as needed to accommodate EMS access, if such changes are deemed necessary by a physical turn simulation study.

MOTION – motion developed cooperatively, prompted by Mr. Przychodzien. *Sadsbury Township Planning commission requests that Arcadia Land Company and Sadsbury Township Emergency Management Coordinator plan and conduct a physical simulation of the project's proposed alley turn-ins, with the Parkesburg Fire Company Aerial Truck, to prove out the previously submitted computer-based auto turn analysis. . Motion passed unanimously.*

Mr. Cabassa suggested, to the inclusion of access points to non-paved areas for emergency use only.

Question was raised on the impending deadline for consideration/action of the Preliminary Land Development Plan submitted by Arcadia Land Company. Mr. Duckworth agreed to extend the consideration deadline for the pending Application for Approval of Preliminary Land Development Plan to the May 16, 2005 meeting of the Sadsbury Township Board of Supervisors, to facilitate the Planning Commission's **review of the fire-truck accessibility**. Mr. Duckworth will deliver copies of the traffic study to the Township Office by Friday, April 29.

The Planning Commission will act on the Application for Approval at their regular May 10, 2005 meeting.

Mr. Przychodzien thanked all in attendance for their interest, input and cooperation.

The meeting was adjourned at 10:20 pm upon by unanimous approval of a motion by Ms. Heineman, seconded by Mr. Hensel.

Respectfully submitted,

Jay M. Gregg
Planning Commission Member