

The regular work meeting was called to order on June 14, 2005 at 7:30. Present were:

Tony Przychodzien, Chairman
Anthony Cabassa
George Dalmas
Dale Hensel
Jay Gregg
Matt Arnoldy, Recording Secretary

The minutes of the May 10, 2005 regular meeting were read and approved with one correction.

Members representing Aerzen USA were present to request Preliminary Approval for their proposed facility located on Lot 4 of the Morris Farm subdivision. Due to the length and content of Mr. MacCombie's June 7, 2005 review letter, Tony Przychodzien suggested that the applicant respond to each of the review comments in writing and then revise the plans accordingly. Mr. Przychodzien indicated that the Planning Commission would not be able to recommend an approval without a clean letter from the Township Engineer.

Arcadia presented their Preliminary Plan submission for the Sadsbury Township Municipal building. The applicant is proposing to construct a 5456 sq. ft. office building on lot 6 of the Bellaire Business Center. Mr. Przychodzien inquired about why the access was located on business Rt. 30, instead of the Industrial Park. Tom Lowry explained that direct access to Rt 30 would require a variance. The number of proposed parking spaces was discussed in detail. Mr. Przychodzien suggested that there were too few parking spaces, considering the projected growth of the Township. Jay Gregg offered that possibly some additional spaces could be constructed with permeable pavers or porous asphalt. Joe Russella, the design engineer, added that the adjacent lot in the Bellaire Business Center, 6 once improved, would be a suitable area for overflow parking when necessary. The proposed parking improvements in the Village District may also aid the parking issue. The Planning Commission made the suggestion that the applicant maximize the number of parking spaces to the extent that it was feasible. The proposed lighting for the project was discussed. The Planning Commission suggested that lighting for the sidewalk and for the garage area should be considered in the final design. Mr. Duckworth clarified that the garage would be constructed at a future point in time, but it is included in the land development plan. The Planning Commission suggested that a granite entry sign be constructed. The sign should be visible from both sides, without any illumination.

Mr. Russella from D.L. Howell & Associates briefly discussed the status of two Land Development plans in the Bellaire Business Center. Lionville Systems is proposing a 75,000 sq. ft facility on lot 14A, and Grateful Dog Enterprises, Inc. is proposing a 35,000 sq. ft. distribution facility on lot 15A. Both applicants have filed these submissions as Final Plans. Mr. Russella explained that they were awaiting review letters from the Mr. MacCombie, and will be back at a future meeting to discuss the comments.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary