

The regular meeting of the Sadsbury Township Planning Commission was called to order on April 11, 2006 at 7:30. Present were:

Tony Przychodzien Chairman
Jane Heineman Vice-Chair
George Dalmas
Stephanie Silvernail
John Lymberis
Matt Arnoldy

The meeting minutes from the prior meeting were read and approved with one minor correction.

The Pomeroy Partnership was briefly discussed. The applicant has received Planning Module Approval from the DEP and also the intent to serve letter from PA American Water.

Sandy Wiggins, representing Aerzen USA covered Mr. MacCombie's February 2, 2006 review letter of their Preliminary Land Development Plan. Jane Heineman made a motion to recommend approval of the plans subject to the letter. The motion passed 5-0, with Stephanie Silvernail abstaining.

Members representing Sadsbury Park discussed Mr. MacCombie's March 29, 2006 review letter of their Phases 2 and 3 Final Plan. Christie Flynn indicated that Arcadia intends to comply with the review letter. Jane Heineman and John Lymberis inquired as to the purpose of the condominium townhouses. The mix of proposed dwelling types was briefly reviewed as approved by the Conditional Use Order. The total unit count stands at 459 dwellings. Christie Flynn explained that this was simply a change in ownership and this was allowed under the TND Zoning Ordinance. Tony Przychodzien added that as per Mr. MacCombie's review letter, the Township Solicitor should review the compliance issues for adding condominium townhomes. George Dalmas inquired about annexing some of the existing parklands adjacent to Sadsbury Park and maintaining these areas. A discussion was also held pertaining to the proposed connection to Sadsbury Village and the implications of doing so, particularly if the Board of Supervisors did not accept dedication of the roads. Earl Taylor did not have any specific comments regarding the plan at this time, however he indicated that it made sense to connect the communities from a safety and emergency management standpoint.

The next item of business was the proposed Zoning Ordinance Change to the Garage setbacks. Arcadia is proposing to reduce attached garage offsets in Phase I from a minimum 20' to 7'. The Planning Commission generated a list of positive and negative implications for the proposed change. The positives were: attractive style of home, less blacktop, and no blind spots for pedestrians. The negative were: lack of parking implications, making an adjustment to a commitment from the applicant to comply with the ordinance, interpretation that this may be "spot zoning", and homeowners may not like the concept of pervious pavers. John Lymberis suggested that maybe the homes could be pushed back, thereby creating more area for parking. Stephanie Silvernail stated that making this ordinance change would stray from the concept and character of the Sadsburyville Village. Tony Przychodzien made a motion to recommend not accepting the proposed ordinance change. The motion passed 4-1, with George Dalmas as no, and Matt Arnoldy abstaining.

Members representing the Airport Authority were present to provide a description for their proposed South Apron Project. The project will allow for the parking of 48 aircraft and 48 motor vehicles. Some of the major points include: the relocation of Rockdale Drive, the construction of the access road to the existing farmhouse and barn, the storm-water management system, and the intersection lighting. The access area will be fenced with a keypunch or card access and a KNOX Box for Emergency Vehicles.

Vic Kelly, representing Valley View, discussed their proposed Preliminary Subdivision Plan. Mr. Kelly indicated that he intends to comply with Mr. MacCombie's January review letter. It was stated that Washington Lane was now the proposed traffic route for the Valley View Subdivision. John Lymberis expressed his concerns over having two intersections at Washington Lane so close together. He inquired as to whether at some point Rockdale Drive would need to service further development. As to improvements to Washington Lane, the applicant is suggesting that a build-out of lot 1 would not generate enough traffic to warrant improvements to Washington Lane. The Traffic Study conducted by the applicant suggests that the threshold is 50,000 sq. ft. Stephanie Silvernail indicated that the Township might procure its own traffic study. Tom Lowry pointed out that that the Airport does not have the authority to condemn Washington Lane. He also noted that the applicant has been very cooperative in this process, considering its complications. He stated that with improvements to Washington Lane and Rt. 30, there is proposed buffering for the Valley Township residents, but none for the properties in Sadsbury Township. Vic Kelly acknowledged that there are many considerations to work through as it relates to the improvements on Washington Lane. Members representing the Somewhere Saloon expressed concerns over this project, particularly as it relates to any widening of Washington Lane. Jane Heineman inquired as to what would happen to the building permit fees, and could there be a refund if this business was negatively impacted by the improvements. Tony Przychodzien made a motion to recommend preliminary approval of the subdivision, provided that the applicant complies with Township Engineer's January 23, 2006 review letter, the applicant post a letter of credit for Washington Lane as approved by the Solicitor, and the applicant work with the property owners on the corner of Business Rt. 30 and Washington Lane. The motion was seconded and approved.

Stephanie Silvernail provided a brief update as to the status of the C2 Zoning committee and it was determined that there should be another joint Planning Commission meeting with Valley Township.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary