

The re-organization meeting was called to order on January 10, 2006 at 7:30. Present were:

Tony Przychodzien
Jane Heineman
George Dalmas
Stephanie Silvernail
Jay Gregg
John Lymberis
Matt Arnoldy

Tony Przychodzien was nominated as Chairman. The nomination was seconded and approved.

Jane Heineman was nominated as Vice-Chair. The nomination was seconded and approved.

Matt Arnoldy was nominated as Recording Secretary. The nomination was seconded and approved.

The dates for the 2006 Planning Commission will be as follows: Jan 10, Feb 14, March 14, April 11, May 9, June 13, July 11, Aug 8, Sept 12, Oct 10, Nov 14, and Dec 12. The meetings will begin at 7:30.

The meeting minutes from the prior meeting were read and approved with three minor corrections.

Mr. Joseph DiSciullo, representing Pomeroy Partnership L.P., was present to discuss the proposed subdivision of their 2-acre parcel on the eastern side of Chestnut Street. The applicant explained that the subdivision is being created to build two single family detached homes on each of the two half acre lots. Mr. Przychodzien inquired as to whether Mr. DiSciullo had heard a response regarding his request for a "will serve letter" to PA American Water. Mr. DiSciullo replied that he had not received a response. Mr. Przychodzien also inquired about the existing wells on the property. Mr. DiSciullo indicated that he had two letters proving that the wells had been properly abandoned. It was also mentioned that 2 1/2 EDU's had been secured for the property. The applicant stated that it was not yet decided who would develop the property or construct the homes. John Lymberis inquired as to the status of the sidewalk issue. The applicant will request a 60-day extension.

Julie Kirkpatrick, from Lake Roeder Hillard and Associates, walked the Planning Commission through Mr. MacCombie's December 13, 2006 review letter of the Preliminary/Final Subdivision plan of the Hershey Property. The applicant is proposing to subdivide a 10.69 parcel from the existing larger tract and combine this new parcel with lot A, which is an existing parcel. Regarding comment 1(a) under use regulations of the Zoning Code, Tom Lowry explained that the applicant would provide a letter of proof. The barn issue mentioned in comment 2(a) remains unresolved, however the response to item 1(a) would resolve comment number 3. Other issues were briefly

discussed including the driveway and drainage easements, and the applicant's process for establishing the required monumentation of the property. Jay Gregg asked if there were any current plans for developing the larger parcel. John Newton responded that there were no plans at this time, and that he was still seeking someone to develop the ground. He then clarified that there were no existing sketch plans available, other than a proposal recently created for the Opus East group. It was also mentioned by the applicant that the existing house on the property is deed restricted against demolition.

Mr. Przychodzien explained that Commonwealth Engineers would address the issues regarding Valley View at the joint meeting with the Sadsbury and Valley Township Planning Commissions on January 17, 2006 at the Chester County Airport.

Gary Hudson, Airport Manager and Dave Jones from Delta Airport Consultants discussed the proposed Airport Expansion Project. The South Apron, which is adjacent to Washington Lane, is the first phase of the project. The improvements will consist of parking spaces for an additional 48 planes, and 48 spaces for automobile parking. The apron area will be gated to protect the planes. The project will require Rockdale Drive to be re-located, and the road has been designed to meet both Sadsbury and Valley Township specifications, with a speed posted at 25 miles per hour. Mr. Jones stated that the traffic generated on a busy summer day would create approximately 6 vehicles in and out of the parking lot. The start of construction would start this fall and be completed by the end of 2007. Questions were asked by members of the Planning Commission regarding the security of the automobile parking lot, and the possible use of cameras. Tom Lowry requested clarification that the traffic impact would be de minimis, but in light of developing the Bone Property, he asked if it would be more practical to integrate Rockdale Road into the proposed entrance to the Valley View Subdivision. Mr. Jones replied that they spoke to Commonwealth Engineers about this matter, and there might be an opportunity for that design change. Mr. Jones also mentioned his concerns that any proposed residential within the Bone Tract could be in path of the flight pattern. Other issues briefly discussed were the road setbacks, aligning the road connection with the Bellaire Business Center, and the proposed landscaping. Stephanie Silvernail asked if the noise would be a concern, and Mr. Jones responded that the aircraft using the South Apron would typically be small single engine planes. He added that the operation would be quieter than the neighboring Keystone Helicopter. Terry Muto inquired about the timeframe for closing Washington Lane, and Mr. Jones estimated that it would be between 2010 and 2012.

The Planning Commission briefly reviewed the Comprehensive Plan, and it was mentioned that Figure 9.1 and Figure 9.2, showing the Township Park area, was not depicted properly. Also, on Figure 9.1, Strasburg Road should be re-labeled as Sadsbury Road. Dale Hensel mentioned that the Plan is now at the County awaiting review comments.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary