

The regular meeting of the Sadsbury Township Planning Commission was called to order on March 14, 2006 at 7:30. Present were:

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

The meeting minutes from the prior meeting were read and approved.

The Tim Brown Land Development Plan was briefly discussed. It was pointed out that all issues were resolved, and the plans were recorded.

Tom Lowry informed the Planning Commission that the Hershey Property has requested a 30-day extension. He also summarized the status of the plans; and mentioned that the DEP letter had been received and also he had received the signed affidavit from John Newton. As for item #4 on Mr. MacCombie's March 2, 2006 review letter, Mr. Lowry pointed out that O'Neil has the property under agreement. The Applicant intends to be back in April to the Planning Commission with all issues resolved with the exception of the necessary waivers. Mr. Lowry also suggested that Mr. Newton expressed a willingness to work with the C2 Zoning Committee prior to submitting any Land Development Plans for the property.

Members representing Pomeroy Partnership were present to discuss Mr. MacCombie's February 23, 2006 review letter. A discussion was held regarding the comments for the street tree requirements. It was determined that the Zoning Officer, prior to issuance of a grading permit, will make the final determination. The PECO poles, water service, and stormwater management issues were also discussed. George Dalmas made a motion to recommend Final Approval of the plans subject to compliance with Mr. MacCombie's February 23, 2006 review letter. The motion was seconded and approved.

Regarding Aerzen USA, it was stated they would be present at the April meeting and they have provided a 60-day letter of extension.

Christie Flynn from Arcadia walked the Planning Commission through the Mr. MacCombie's February 22, 2006 review letter of the Final Plan for Sadsbury Park phases II and III. The applicant is proposing 145 Single Family Detached dwellings and 154 townhouses in these phases. It was pointed out that the proposed Fox Trail connection road could be an issue if the Township does not accept dedication of the roads and subsequently the HOA does not allow the connection. John Lymberis inquired about the walking trail connection to Octorara Glen. Christie Flynn pointed out that the easements were in place for the continuation of the trails, however she wasn't sure when plans for improving the trails within the development would take place. Tom Lowry suggested

that Arcadia enter into negotiations with the developer for Octorara Glen and pursue this issue. Landscaping, the proposed street names, and the possibility of fencing in the proposed wet ponds were also discussed. It was suggested if fencing were to be installed around the ponds, that it would need to meet the requirements of the Town Architect. The proposed improvements to the intersection of First Avenue and Old Wilmington road were also discussed in detail. Christie Flynn indicated in conclusion that Arcadia was willing to comply with Mr. MacCombie's review letter.

Regarding Aerzen USA, it was stated they would be present at the April meeting and they have provided a 60-day letter of extension.

The Comprehensive Plan was briefly discussed and it was agreed that the Recording Secretary would write a letter to the Board of Supervisors recommending its adoption.

It was mentioned that the next joint meeting between the Valley and Sadsbury Township Planning Commissions would be held on March 16, 2006 at 7:00 at the Township building.

Two zoning issues were discussed; Tractor Supply will seek a variance to install a larger sign, and Andy Shoemaker is seeking Special Exception to expand a building used for his HVAC business, which is currently located in a Residential Zoning area. The Planning Commission voted to send a letter to the Zoning Hearing Board to recommend denying special exception, citing that the applicant has not established basis that the current use is legally non-conforming. Tony Przychodzien made the motion, and the motion passed with Jay Gregg abstaining.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary

