

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes Regular Monthly Meeting –December 11, 2007

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, December 11, 2007 in the Sadsbury Township Municipal Building Board Room.

Commission Members in attendance:

Theodore Claypoole, *Chair*
John Lymberis, *Vice Chair*
Jay Gregg, *Secretary*
Stephanie Silvernail, *Supervisors Liaison*
George Dalmas
Susan Franco
Carlyle Rivers (arrived after opening of meeting)

Mr. Claypoole called the meeting to order at 7:36pm, and led the assembly in a moment of silence and the Pledge of Allegiance.

REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Mr. Gregg summarized the Actions and Minutes of the November 13, 2007 meeting. Minutes of the meeting were previously distributed to Commission Members. Mr. Gregg opened the floor for corrections to the Minutes.

The spelling of Octoraro was questioned for correctness, along with the absence of Black Walnut Winery's Engineer. Mr. Gregg will confirm the spelling and contact the applicant for the name and update the minutes.

MOTION by Mr. Claypoole, seconded by Mr. Lymberis: The Sadsbury Township Planning Commission approves the Minutes and Summary of Actions of the November 13, 2007 meeting as corrected.

MOTION APPROVED by unanimous vote of the Commission.

NEW BUSINESS

PROJECT/APPLICANT: Sadsbury Park, Phase IV/Sadsbury Arcadia Land Associates
Represented by Christy Flynn, Arcadia Land Company.

Mr. Claypoole recused himself from consideration and discussion of the project because of business relationships between his employer and the applicant; facilitation of the meeting was turned over to Mr. Lymberis.

Sadsbury Township Planning Commission
Meeting Minutes –December 11, 2007 Regular Monthly Meeting
page 2

Mr. Lymberis asked if an extension for this project had been formalized. Ms. Flynn replied that the extension had been granted. Mr. Lymberis asked that a copy of the written extension request be submitted.

The Commission discussed the Township Engineer's Review Letter dated November 2, along with a response from Lake, Roeder, Hillard & Associates dated November 29.

Mr. Gregg asked if the Township Solicitor had reviewed the legal documents covering maintenance of the units and common grounds. Ms. Flynn replied that these documents would be reviewed as part of the recording process.

Mr. Gregg asked if the NPDES permit would need to be amended. Ms. Flynn replied that post construction concerns had been addressed in previous plans, no amendment would be required.

[Mr. Rivers joined the meeting at this time, 7:43]

Ms. Silvernail stated that open space notations on the plans she received were not legible. Mr. Rivers added that he also found the small format plans difficult to read and understand. Ms. Flynn displayed large format plans with readable text, commented that the requirements to submit smaller format plans can sometimes lead to plans with very small type.

Ms. Silvernail expressed concern that the number of parking spaces related to condominium units seems low. Ms. Flynn responded that adequate guest parking within 200 feet of these units is available through parking approved for construction in Phase 2 of the project. Ms. Flynn volunteered to produce an exhibit for a future meeting to demonstrate the spaces available.

Ms. Silvernail asked for clarification of the landscape buffer encroachment. Ms. Flynn explained that the encroachment will only consist of a small walkway, with the road right of way overlapping by three feet.

Ms. Silvernail asked when applicant's improvements to the 1st Avenue intersection will be completed. Ms. Flynn replied that the improvements would be completed along with the improvements to be carried out by PennDOT, prior to Phase IV construction.

Ms. Silvernail asked if the stormwater system would adequately address the issue of ponding water on the property. Ms. Flynn replied that the question should be directed to the Project Engineer.

Mr. Lymberis asked who owned the sewer line/easement to be abandoned? Ms. Flynn replied the Township owned the easement and that the line will be removed. Mr. Lymberis asked if anything would be built on the easement? Ms. Flynn replied that the easement path does touch a dwelling yard, but the line path will remain clear of building.

The Commission will be expecting an updated review letter, and will look forward to the applicant appearing to request action at that time.

**Sadsbury Township Planning Commission
Meeting Minutes –December 11, 2007 Regular Monthly Meeting
page 3**

Mr. Claypoole resumed facilitation of the meeting at this time.

ANNOUNCEMENTS and CORRESPONDENCE

Ms. Franco announced that Chester County Airport will form an Airport Runway Expansion Feasibility and Technical Advisory Committee, which will meet on January 9 in Hangar 2 at the Airport.

Ms. Franco has been invited to join the Task Force, asked if she can join the Committee as an official representative of the Planning Commission?

Ms. Silvernail stated that an official representative is responsible for reporting back to the Commission, and that this reporting, as well as any involvement in the Committee's decision making process, should be an unbiased effort. Recusal from decision making with personal implications to a representative may be advisable and/or necessary.

MOTION: by Mr. Claypoole, seconded by Mr. Lymberis: The Sadsbury Township Planning Commission recommends that The Sadsbury Township Board of Supervisors permits Susan Franco to participate in the Chester County Airport Runway Expansion Feasibility Technical Advisory Committee as a representative of the Sadsbury Township Planning Commission.

MOTION APPROVED by unanimous vote of the Commission.

Mr. Dalmas expressed concern over recent sound levels from Keystone Helicopter. He recommends that sound levels be monitored. Ms. Silvernail will request at next Board of Supervisors meeting that the Township Engineer send a letter to Keystone Helicopter requesting new testing of sound levels.

The Commission recognized this meeting as George Dalmas' last meeting as a member of the Planning Commission, with praise and thanks for his long tenure of service to the Commission and dedication to his community.

MOTION TO ADJOURN

With no further business before the Commission, Mr. Claypoole moved to adjourn the meeting, seconded by Ms. Franco. MOTION APPROVED by unanimous vote of the Commission at 8:26 pm.

Respectfully Submitted
Jay M. Gregg, *Secretary*
Sadsbury Township Planning Commission

approved January 8, 2008