

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes Regular Monthly Meeting – June 12, 2007

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, June 12, 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 Dalmás
Susan Franco
Carlyle Rivers

Also in attendance: Dale Hensel, Chair, Board of Supervisors

Mr. Claypoole called the meeting to order at 7:30 pm, and led the assembly in a moment of silence and the Pledge of Allegiance.

REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Minutes of the May 8 meeting were previously distributed to Commission Members. Mr. Gregg acknowledged a correction needed for the date of the April Commission meeting, and opened the floor for additional comments or corrections to the Minutes. Ms. Franco proposed clarifying that commission members signed the Sadsbury Village Homeowners Association plan.

MOTION by Mr. Rivers, seconded by Ms. Franco: The Sadsbury Township Planning Commission approves the Minutes of the May 8 meeting as amended.

MOTION APPROVED by unanimous vote of the Commission.

OLD BUSINESS

PROJECT/APPLICANT: D & S Developers, commercial development/flex space

Represented by Michael Sodl, P.E., Wilkinson & Associates; Chris Frantz, attorney for D & S Developers.

Mr. Sodl stated that he believes all review comments have been addressed, has received a message from township Engineer's office that no further review letter is necessary. Mr. Sodl requested the Commission's consideration of recommendation for final plan approval.

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Mr. Frantz reported that he spoke to Mr. Biloon at the Engineer's office, who stated that all technical issues have been addressed, two legal issues remain, no additional review letter is needed.

Mr. Claypoole stated that he would like to see a clean review letter, along with written confirmation from Township Solicitor that no easement is recommended or necessary for stormwater flows onto adjoining PECO property.

Ms. Silvernail stated that the plan gave no indication of road maintenance responsibility; she also inquired if a street name would be needed. Applicant responded that road maintenance would remain with property owner; the property would be developed with one street address on Valley Road, with designators for separate buildings.

Mr. Lymberis stated that he would want to see complete documentation from Township Engineer on resolution of all issues before committing to a vote.

Ms. Silvernail stated that a sewer maintenance agreement is needed.

At this point in the discussion the Commission agreed that their consensus was to forego any action on the proposal until the discussed issues were addressed and an unconditional review letter was received from the Township Engineer.

Mr. Frantz requested that the meeting minutes reflect that no Commission members were willing to propose a motion to recommend approval or disapproval of the applicant's final land development plan.

PROJECT/APPLICANT: Valley View Business Park, All County Partnership
Represented by Bill Colby, attorney for the applicant; Victor Kelly, P.E., Commonwealth Engineers

Mr. Colby explained that the applicant was proposing changed conditions for a previously approved preliminary land development plan.

- Submitted plan detailed sewer requirements of 40 EDU.
- The applicant now realizes that 40 EDU will not be required.
- 7 EDU have been acquired for the project from Valley Township.
- New policy by Sadsbury Township Board of Supervisors.

Applicant met with Sadsbury Township Solicitor, decided to submit a letter to propose modifying Valley View Business Park (VVBP) preliminary plan to 27 EDU. The 7 EDU recently acquired from Valley Township will be assigned to the three planned lots, with 5 EDU assigned to VVBP Lot 1 (Lot 1 is planned for light industrial use), 1 EDU each assigned to Lots 2 & 3.

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Mr. Colby stated that the Township Engineer and Solicitor are willing to accept these modifications, and suggested that the applicant appear before the Planning Commission to communicate the proposed change(s).

Mr. Lymberis asked if these changes were to be considered with preliminary or final approval. The applicant replied that the changes are essentially part of the final approval process.

MOTION by Mr. Claypoole, seconded by Mr. Rivers: The Sadsbury Township Planning Commission advises the Board of Supervisors that the Commission does not object to the Township Engineer's and Solicitor's acceptance of the proposed changes to the Valley View Business Park land development plan, specifically reducing EDU requirements from 40 to 27.

MOTION APPROVED by unanimous vote of the Commission.

PROJECT/APPLICANT: Sadsbury Park, Arcadia[®] Land Company
Represented by Christine Flynn, Jason Duckworth

Mr. Claypoole recused himself from the consideration and discussion, due to previous professional relationship between his employer and the applicant. Direction of the meeting was delegated to Mr. Lymberis at this time.

The applicant briefly reviewed the overall history and structure of the land development plan. Applicant is now requesting a change in Phase Four of the plan, specifically, replacing a planned 50 multifamily units with 36 townhouses.

This change will result in a reduction of open space in the overall Sadsbury Park development by 1/3 acre; this figure still meets the percentage requirements required by applicable ordinance(s).

Mr. Lymberis asked for information on the population density changes cited in the Township Engineer's review letter for this proposal.

Ms. Flynn responded that population/density is not part of the Traditional Neighborhood Development ordinance under which the plan was developed. Ms. Flynn also stated that community members had expressed concern over inclusion of multifamily dwellings during the original approval process.

The applicant stated that the proposed townhouses will meet all architectural standards contained in applicable ordinance(s).

The applicant is also willing to consider the Township Engineer's suggestion of a complete loop street around the proposed townhouses.

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Ms. Franco stated that she believes that condominiums are not well suited to families, whereas two or three bedroom townhouses encourage first time homeownership by moderate income families, and she would rather see such townhouses instead of multifamily units in this development. She believes that previous public comment agrees with this as well, and that the applicant should strive to include affordable housing in their projects.

The Commission's discussion expressed a consensus that considering a change in this project's Phase Four is premature given that no construction activity has yet commenced on any phase. While sympathetic to the applicant's goal of reacting to applicable market forces related to its product offerings, the Commission believes that such forces may sway again repeatedly before the affected construction begins, and would prefer to consider significant changes closer to their implementation.

The Commission did not propose of take action on any recommendation related to the applicant's proposal/request.

Mr. Claypoole rejoined the meeting and resumed chair duties at this point.

ANNOUNCEMENTS and CORRESPONDENCE

Ms. Silvernail announced receipt of information from County Commissioners about a grant program awarding funds to purchase development rights of farmland. Program application date is August 1, program requirements are such that no action would be feasible for this year. She recommended thought be given to possible submissions in 2008.

PUBLIC COMMENT

No public comment was raised when solicited.

MOTION TO ADJOURN

With no further business before the Commission, Mr. Rivers moved to adjourn the meeting, seconded by Mr. Dalmás.

MOTION APPROVED by unanimous vote of the Commission at 9:03 pm.

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

approved 07/10/07