

# SADSBURY TOWNSHIP PLANNING COMMISSION

## Meeting Minutes Regular Monthly Meeting – January 8, 2008

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, January 8, 2008 in the Sadsbury Township Municipal Building Board Room.

### Commission Members in attendance:

Theodore Claypoole, *Chair*  
John Lymberis, *Vice Chair*  
Jay Gregg, *Secretary*  
Dale Hensel, *Supervisors Liaison*  
Susan Franco  
Jane Heineman  
Carlyle Rivers

Also in attendance: Stephanie Silvernail, Chair, Board of Supervisors; Victoria Horan, Supervisor

Mr. Claypoole called the meeting to order at 7:33 pm, and led the assembly in a moment of silence and the Pledge of Allegiance.

Mr. Claypoole welcomed new Commission Member Jane Heineman, and new Supervisor's Liaison Dale Hensel, and then turned the meeting over to Dale Hensel to facilitate annual reorganization.

### ANNUAL REORGANIZATION

Mr. Hensel opened the floor for nominations of Planning Commission Officers. Nominations were put forth as follows:

Mr. Lymberis nominated Theodore Claypoole as Chair, Mr. Rivers seconding.  
Ms. Franco nominated John Lymberis as Vice Chair, Mr. Claypoole seconding.  
Mr. Claypoole nominated Jay Gregg as Secretary, seconded by Ms. Franco.

Each nomination was approved in turn by unanimous vote of the Commission.

Mr. Hensel turned the meeting to Mr. Claypoole's leadership at this time.

### REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Minutes of the December 11, 2007 meeting were previously distributed to Commission Members. Mr. Gregg summarized the deliberations, actions and announcements detailed in the Minutes, and then opened the floor for corrections.

***MOTION by Ms. Franco, seconded by Mr. Rivers: The Sadsbury Township Planning Commission approves the Minutes and Summary of Actions of the December 11, 2007 meeting as corrected and amended at the January 8, 2008 meeting.***

***MOTION APPROVED by vote of the Commission; Mr. Hensel and Ms. Heineman abstaining.***

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Planning Commission meeting dates for 2008:

January 8; February 12; March 11; April 8; May 13; June 10; July 8; August 12; September 9; October 14; November 11; December 9; all meetings to commence at 7:30 p.m., in the Sadsbury Township Meeting Room unless announced otherwise.

**NEW BUSINESS**

**PROJECT/APPLICANT: Bellaire Business Center, Lot 29A/AIM Development Corporation**  
*Represented by Joe Rusella. Project Engineer, D.L. Howell Associates*

Project to consist of a 103,000 square foot flex space building. Original plan for the project submitted in November 2007. Review letter from Township Engineer dated January 2, 2008 stated that the submitted plans are in line with requirements.

Mr. Claypoole requested a verbal review of the Landscaping Plan.

Mr. Rusella pointed out that the area of greatest previous concern, the property corner near the water tower, is now planned with a combination of conifers and ornamental trees. Additional plantings will be placed around the building perimeter, with attention to a buffer between the project area and the Keystone Helicopter facility (north face). All landscaping will be a combination of shade trees, ornamentals and low growth deciduous plants.

Ms. Heineman asked about the height of the berm in the southeast corner. Mr. Rusella explained that it is not a constructed berm, but a hillside cut, whose elevation difference will more than adequately screen the 8' high doors planned.

Mr. Hensel asked if consideration was given to a future connection to Washington Lane, with future expansion or upgrade of the project site? Mr. Rusella replied that such contingencies were not part of this plan submission, although access to Washington Lane could be gained in emergencies with the proposed grading.

Ms. Heineman asked about the impacts to the adjacent water line easement. Mr. Rusella replied that the proposed parking area would not impact the active lines.

Mr. Rivers asked if the applicant could plan or construct an emergency access between the project site and Washington Lane? Mr. Rusella replied the he believes the physical relationship with the Keystone Helicopter property provides a better access possibility.

Mr. Rivers asked how much parking was planned in the project? Mr. Rusella replied 300 spaces, which adheres to industry standard.

Mr. Claypoole asked if consideration had been given to planning construction or parking spaces in phases? Mr. Rusella replies that such a plan does not make sense for the project, the project must contain the greatest amount of flexibility possible to succeed as a flex building.

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Mr. Hensel asked for discussion on the Township Engineer's comment related to the project's plan for two entrances in close proximity. Mr. Rusella replied that he has discussed the arrangement with the Township Engineer, and conceded that the arrangement is unusual. The design rationale was to provide separate entrances for office personnel/users and the commercial/truck traffic. Mr. Hensel asked if the entrances will be signed to direct traffic according to this design rationale? Mr. Rusella replied that signage would be placed.

Mr. Lymberis asked if proposed sign designs are included in the submitted plans? Mr. Rusella replied that sign locations are identified in the preliminary plan; sign content will be included in final plan.

Mr. Claypoole asked if the applicant intends to comply with the storm drainage requirements contained in the Township engineer's review letter? Mr. Rusella replied that these comments have been reviewed with the Township Engineer, these comments were offered as suggestions.

Mr. Rusella clarified that NPDES permits for all of Bellaire Business Center have been extended through 2012. Due to this renewal, the project is not subject newer legal requirements related to individual lot infiltration standards referenced by the Township Engineer.

Mr. Hensel asked if a lighting plan has been developed? Mr. Rusella replied that the project will utilize 16" Eco-lume concealed source lights similar to the rest of the business center. These are shorter lights than what are allowed, Mr. Rusella believes they provide more evenly distributed light and less glare than other models. He also foresees a lighting program that will address overnight lighting needs.

Mr. Lymberis asked if the cut and fill grading plan comments have been addressed? Mr. Rusella replied yes.

***MOTION: by Mr. Claypoole, seconded by Ms. Franco: The Sadsbury Township Planning Commission recommends to the Sadsbury Township Board of Supervisors approval of the Preliminary Land Development Plan for Bellaire Business Park Lot 29 A, prepared by D.L. Howell Associates, dated November 20, 2007, subject to satisfaction of comments contained in the review letter prepared by the Township Engineer, dated January 2, 2008. MOTION APPROVED by vote of the Commission; Ms. Heineman and Mr. Hensel abstaining, due to their recent appointment to the Commission, and subsequent unfamiliarity with the project.***

PROJECT/APPLICANT: Morris Farm Property, Lot G/York Equity Fund, Ltd.  
Represented by Joe Rusella. Project Engineer, D.L. Howell Associates

Project includes an 18,000 square foot one story office building with 92 parking spaces.

Mr. Rusella reminded the Commission that this project is being planed with an underground piped storage/infiltration system rather than a traditional detention basin for stormwater.

In a review letter dated January 3, the Township Engineer expressed concern over the proximity of the primary entrance to existing traffic island on Independence Way. Mr. Rusella explained that the

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entrance was moved north from original plans to address safety and drainage concerns. A secondary entrance is planned for Patriot Way, which will be completed with continued development of the overall site.

Mr. Rusella also explained that additional landscaping has been included in the project to buffer the constructed retaining wall.

The property owner has expressed desire to obtain additional sewer capacity, and related paperwork has been filed.

The applicant intends to construct Patriot Way as part of project construction to provide access to the planned secondary entrance.

Mr. Hensel asked if Patriot Way will be a private street? Mr. Rusella replied that he is unsure of the applicant's plans for the road, but it will be constructed to Township standards.

Mr. Lymberis asked if current private streets in the development maintained by an association? Mr. Rusella replied yes, and that Patriot Way would have to be maintained by this association if the Township did not accept the street.

Mr. Lymberis asked that the maintenance responsibility plan for Patriot Way be specified before submission of final plan.

Mr. Lymberis inquired about the status of the sewer request. The applicant replied that he did not want to take EDU's from other property owners in the development. Instead, the applicant has applied, with fees, to the Township for the desired additional capacity. No action has been taken on the request thus far.

Mr. Rusella pointed out that the sidewalk has been extended to the end of the property.

Mr. Claypoole asked if the Applicant was confident about addressing all comments received from the Township Engineer? Mr. Rusella replied yes, and that the comments have been discussed with the Township Engineer.

Ms. Franco asked if the design and plans for the retaining wall could be submitted prior to the final plan? Mr. Rusella replied yes.

Mr. Gregg clarified that an extension would be necessary for the Commission to have another opportunity to consider and take action on the plan.

***MOTION: by Mr. Claypoole, seconded by Ms. Franco: The Sadsbury Township Planning Commission recommends to the Sadsbury Township Board of Supervisors approval of the preliminary land development plans titles Land Development Plan for York Equity Fund, Ltd., prepared by D. L. Howell Associates, dated December 26, 2007, subject to satisfaction of conditions listed in Herbert MacCombie's review letter dated January 3, 2008. Further, the***

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**Commission recommends that legal issues associated with the ongoing maintenance of Patriot Way be addressed and resolved prior to consideration of final plans for this project. *MOTION APPROVED* by vote of the Commission; Ms. Heineman and Mr. Hensel abstaining, due to their recent appointment to the Commission, and subsequent unfamiliarity with the project.**

**ANNOUNCEMENTS and CORRESPONDENCE**

The Act 209 Committee will meet on Monday, January 14.

Mr. Lymberis proposed that a Planning Commission report should be presented at Supervisor's Meetings. This report need not be extensive, for instance a presentation of the most recent agenda, along with a summary of actions. Mr. Lymberis volunteered to take responsibility for this report as Vice Chair.

Christy Flynn, Arcadia Land Company, has prepared and submitted the parking area display for Sadsbury Park Phase IV requested by the Commission.

**MOTION TO ADJOURN**

***With no further business before the Commission, Mr. Lymberis moved to adjourn the meeting, seconded by Ms. Franco. MOTION APPROVED by unanimous vote of the Commission at 8:35 pm.***

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

Approved March 11, 2008