SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes
Regular Monthly Meeting –April 8, 2008

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, April 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:

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

Mr. Gregg summarized the Minutes of the March 11, 2008 meeting, which he had prepared from notes taken by Ms. Franco, and asked the Commission for clarification on several points. Clarifications and corrections to the Minutes were provided by the Commission.

MOTION** by Mr. Lymberis, seconded by Ms. Franco: **The Sadsbury Township Planning Commission approves the Minutes and Summary of Actions of the March 11, 2008 meeting as amended.
***MOTION APPROVED** by unanimous vote of the Commission.*

Mr. Gregg thanked Ms. Franco for taking the March 11 meeting notes in his absence.

NEW BUSINESS

PROJECT/APPLICANT: Morris Farm/Witmer Properties – Lots 5 & 7 Lot Line Change
Represented by Joe Rusella, DL Howell Associates

Engineering Review Letter issued March 24 by Jamie MacCombie.

Project is represented by a one page plan, detailing the present and proposed boundary between Lot 5 (owned by Witmer Properties, occupied by The Fire Store) and Lot 7 (presently vacant).

The proposed plan for redivsion will utilize an easement to convey access and utilities to Lot 7, which will be available to be developed by a future interested party.

Sewer capacity for Lot 7 has been obtained from Sadsbury Township; Lot 5 needs are met by the Morris Farm agreement.

Applicant had planned to present a sketch plan of the project at the February Commission meeting; meeting was cancelled due to weather. Sketch Plan was presented at February Supervisor's meeting, Township Engineer suggested the Applicant move forward with the plan as a combined preliminary/final plan.

The Applicant is now seeking to familiarize the Commission with the proposed project, and seek a recommendation for waiver of preliminary approval process, and consideration of the project as a final plan.

Mr. Rusella: The proposed plan does not change the number of lots previously approved, only changes the acreage of two existing lots. A similar situation was approved in the Bellaire Business Center.

Action is not required at this meeting, since this is the Applicant's first appearance before the Commission.

Mr. Rusella clarified that the Applicant is requesting a recommendation to waive preliminary consideration/approval and consider the project as a final plan, even if no other recommendation is issued at this meeting.

Mr. Claypoole expressed concern that the proposed line change will result in a commercial/industrial building placed closer to a residential area/street. Mr. Rusella responded that the approved plan includes a 75' buffer facing the residential area, as well as a 10' landscaped berm. Further, this berm has been constructed higher in spots when material has been available.

Mr. Lymberis asked if height restrictions were in place. Mr. Rusella responded yes, that the project is in the Airport Overlay District, but he distance from the runway negates the 35' restriction.

Mr. Lymberis asked if the area below the proposed easement could be a separate lot? Mr. Rusella stated that such an arrangement could be done, but he applicant is not interested in doing so. The easement area is being planned as a driveway.

The property is deed restricted to disallow further subdivision.

Mr. Lymberis recommends reviewing restrictions, covenants to ensure compliance is appropriate for the adjustments proposed in this updated plan.

Mr. Hensel expressed concern about possible problems if access to the undeveloped lot is required before a road is built. Will the road be built soon? Mr. Rusella responded that the road will be built after construction on lot 6 is completed.

MOTION: *by Mr. Lymberis, seconded by Mr. Rivers*: ***The Sadsbury Township Planning Commission recommends that the Sadsbury Township Board of Supervisors considers and reviews the plan titled "Lot Line Change for Lots 5 & 7" submitted by Witmer Properties, prepared by D.L. Howell Associates, as a combined Preliminary/Final Plan.***
MOTION APPROVED *by unanimous vote of the Commission.*

ANNOUNCEMENTS and CORRESPONDENCE
none

PUBLIC COMMENT
Daniel Anderson, owner of property at Old Wilmington Road and Business Route 30, asked the Commission if they would provide input on what types of uses are allowable or planned for his property.

Mr. Hensel pointed out that Mr. Anderson was currently scheduled to appear before the Zoning Hearing Board seeking to convert the property's dwelling from a single family unit to a two family unit.

Mr. Lymberis suggested that Mr. Anderson present and discuss any and all ideas he has for his property to the Zoning Hearing Board at this time.

MOTION TO ADJOURN
With no further business before the Commission*, Ms. Franco* ***moved to adjourn the meeting, seconded by*** *Ms. Heineman.* ***MOTION APPROVED*** *by unanimous vote of the Commission* at 8:18 pm.

Respectfully Submitted

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

Approved May 13, 2008