

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes Regular Monthly Meeting –May 12 2010

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Wednesday, May 12, 2010 in the Sadsbury Township Municipal Building Board Room.

Commission Members in attendance:

Jane Heineman Chair
John Lymberis, Vice Chair
Susan Franco, *Secretary*
Todd Walton, *Supervisors Liaison*
Tom Greenfield Member
Carlyle Rivers Member

Prior to the beginning of this meeting, reorganization was held due to Mr. Claypoole's departure. Mr. Lymberis nominated Ms. Heineman for Chair and the nomination was seconded by Mr. Greenfield. The members voted unanimously and Ms Heineman accepted the position of Chairperson for the balance of 2010. The other officers were re-nominated to continue their positions of Vice Chair, Mr. Lymberis and Secretary, Ms. Franco. All members voted unanimously to continue both officers in their positions and they accepted.

The regular May monthly meeting of the Planning Commission was called to order at 7:09 pm in the Sadsbury Township Municipal Building Board Room. All members were in attendance.

REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Ms. Franco summarized the Actions and Minutes of the March and April regular monthly meetings. Both months' minutes were distributed to Commission Members one week in advance for comments and corrections. Ms. Franco opened the floor for corrections to the Minutes. A couple of minor typographical corrections were made.

MOTION by Mr Lymberis, seconded by Mr. Rivers: The Sadsbury Township Planning Commission approved the Minutes and Summary of Actions of the March and April, 2010 meetings with the noted changes.

MOTION APPROVED by unanimous vote of the Commission.

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OLD BUSINESS

PROJECT/APPLICANT

Lincoln Crest Mobile Home Park / Preliminary Land Development Application. Although this applicant was on the Agenda no one was in attendance, therefore,
No actions were taken at this time

Stryker Brigade Readiness Center Preliminary Land Development Plan. Although this applicant was on the Agenda, no one was in attendance, therefore,
No actions were taken at this time.

NEW BUSINESS:

PROJECT/ APPLICANT: Sadsbury Park Final Land Development and Subdivision Plan
Phase 2A

Representing the Applicant: Jason Duckworth, Arcadia

Received in advance by the members

- 1, A letter dated May 7, 2010 from Mr. Wayne Grafton's office, the Town Planner for the Township
2. A letter dated April 15, 2010 from Mr. MacCombie's office, the Township Engineer.

Mr. Duckworth presented a revised plan for the development of Phase 2 dividing this plan into 2 phases, 2A and 2B.

Mr. Duckworth gave an overview of the revised plan:

The 2A plan is for 52 single family homes and 15 townhomes, as well as some of the promised community amenities such as, the pool and cabana, 2 pocket parks and some open space, also some of the necessary access roads and improvements to the municipal and adjacent state roads. The phase 2 final plan was approved by the Board of Supervisors in 2006. There will be no changes to the approved streets. There will be 3 access roads for this phase. One which will be located in the cull de sac on Fox Trail in Sadsbury Village, the applicant proposes that it be constructed of gravel with a chain across it to allow for emergency access, but will not allow construction vehicles or cars to use it. The others will gain access on Old Wilmington Road. Mr. Duckworth met with Mr. Earl Taylor to discuss the emergency access. They agreed to include a box to allow the emergency vehicles to gain access, if necessary through Fox Trail. They will also include the re-paving of Quarry Road to correct any potential potholes or fall away pavements at this time, the paving will go as far as to the back entrance of Quarry Ridge. The members asked that the applicant also move the pole on Quarry Road that extends too far into the roadway. The applicant will review this and respond.

Mr. Duckworth explained the reason for the change to phase 2 as a result of market conditions in housing and Real Estate sales, due to the economic decline. The improvements will be staged in tandem with the sale of homes. Some of the infrastructure will be built as the phases progress.

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Members questioned the role of the HOA in this process of phasing. The applicant replied that the developer will retain control of the HOA Board at first and as the home sales progress their role will slowly diminish until the role of the elected officers of the HOA take the entire responsibility for the development. The applicant will declare the units as lots, and periodically record them. Mr. Duckworth stated they will attempt to keep assessments low as this has a tendency to affect sales. He also stated the grass and weed cutting will be handled by the developer until the time when the HOA takes over. Pen Dot has informed the developer he must do all the municipal and state road improvements at the same time including First Ave. Also, the trail system will be partially completed with this phase. Members questioned the trail system portion that is adjacent to Quarry Ridge. This portion of the development was sold and is currently owned by Gemcraft Corp. Mr. Duckworth responded that he is aware of the financial situation of Gemcraft and is not sure when that portion of the trail system will be completed.

Mr. Duckworth and the members reviewed the comments made by the Township's consultants. Some of which were: Mr. Grafton's concerns about including lots 108 and 112 in this phase. Mr. Duckworth responded that this idea would incur some unwanted drainage issues. He noted they will pave the edge of lot 119 temporarily to allow vehicles to turn left on Trego Rd, to gain access to the site. We addressed the Financial Security questions from Mr. MacComie's letter, and Mr. Duckworth stated that it will have to increase due to trail installation and improvements to Quarry Rd. The process of construction is planned to be as follows: 2A, 2B, 3, 4C, 4A, and finally 4B. The market will indicate and drive the progress. Mr. Duckworth will send response letters to the consultants and re-appear at the June meeting of the Board of Supervisors
No actions were taken by the Planning Commission at this time.

NEW BUSINESS: Sadsbury Commons (Medical Office Building) Preliminary Land Development Application

Represented by Mr. Michael Gill Esq. Attorney, for the project, Lancaster General Hospital Medical Representative, Mr. Joseph Donaldson and Project Manager, Mr. Douglas Murray, of Stantec Consulting.

Received in advance by the members:

1. A letter dated May 6, 2010 from Mr. Grafton's office
2. A letter dated April 19, 2010 from Mr. MacCombie's office.
3. A letter dated April 29, 2010 from M & M, Menke and Menke LLC, the Landscape consultants for the Township
4. A copy of the plans dated 3/17/10

Mr. Gill gave an overview of the Plan, for the construction of the Medical Office Building or Building 'P' as referenced in the original submitted plans. They will pursue this construction separately as time lines are in place.

There will be a single driveway entrance to access the building from Rt. #10. It will be abandoned when the final "Connector Rd" is built. It was noted that the zoning is compliant with this building. Mr. Gill stated that the Traffic Impact Study which is now in progress will include this driveway separately in Phase 1. Mr. Gill also informed the members that the land will be sold to Lancaster General Medical Office Building. This will not include the basin however. The plan will be amended to reflect this fact.

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He also stated that the SALDO does allow the development to occur in parts. All can be part of the whole for zoning but separated for sales purposes.

Mr. Gill went on to respond to comments from the consultants: All the letters reflect the Consultants requests for the inclusion of future features and the amenities in the plan now. Mr. Gill responded that they are reluctant to do this as the market will drive the sales and will be reflected in the progress of the development. Mr. Grafton requests that this be a stand alone development. Mr. Gill referred to the SALDO as mentioned previously. Mr. Gill explained there will be a need for a temporary sewer treatment. Some of the ideas for the final sewer line placement were discussed but all present some problems or issues and could be reliant on an agreement with another municipality. Mr. Gill stated that discussions are still being held regarding this with each idea and it's issues but, no final decision has been made. Mr. Gill did note that the Act 537 Plan must be completed by the municipality to amend and add this property first. Also, he noted that the current plan does not permit public sewer yet. There will be public water from the beginning. The Landscape issue was discussed with the applicant showing a graphic depicting the required landscaping. It did not allow room to construct the building and was economically infeasible. They are requesting a Waiver for this and will agree to pursue conversations for a fee in lieu of the requirement. Mr. Gill did agree to include more plantings in response to the request of Menke and Menke. The applicant will add Leike Rd to the plan as requested.

The applicant stated that Mr. Stubing, who is the lighting consultant for the Township is reviewing this stand alone project for this phase. The members of the Planning Commission stated they thought the lighting for this project should match the rest of the development for height and style. The applicant and LGH agreed. The storm water basin was discussed noting an easement was required with Hershey Motors as it is within 25' of the property lines. Additionally discussed were the issues regarding the above ground and below ground basins and the applicant's objections are based on costs. Mr. Gill stated that the DEP is ok with allowing the above ground version and that the request made was for esthetic reasons alone and that this can not be cost justified. Mr. Gill stated that now the basin will be a Detention style rather than a Retention style. He also stated some additional tests were being performed in the basin area as per the request of Mr. MacCombie. Mr. Gill said the pipes contained in the basin will be able to accommodate the flow from the Medical Office Building. He also said they are working with AT&T for the Fiber Optic Lines per Mr. MacCombie's request. Again he noted they will require a landscape waiver in response to the Menke & Menke letter.

Mr. Gill stated that the applicant may want to shift the building slightly forward to be a little further away from the "Connector Rd".

Mr. Donaldson informed the members of their intent to make the wet basin a part of a walking trail in keeping with their philosophy. Also, they would like to eliminate the need for an elevator by taking advantage of the contour of the land. He informed us of the intent to have Urgent Care, MRI, physician's offices, and a testing facility and in the view of the patients, a pond setting. The applicant told us they plan to begin the construction in June or July or when approved.

MOTION TO ADJOURN

With no further business before the Commission, Mr. Lymberis moved to adjourn the meeting, seconded by Mr. Rivers. MOTION APPROVED by unanimous vote of the Commission at 8:48 pm.

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Respectfully Submitted
Susan Franco, *Secretary*
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