

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes Regular Monthly Meeting – June 2010

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Wednesday, June 9, 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

The regular June monthly meeting of the Planning Commission was called to order at 7:07 pm in the Sadsbury Township Municipal Building Board Room. All members were in attendance. Also, in attendance Stephanie Silvernail, Chair, Sadsbury Board of Supervisors.

REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Ms. Franco summarized the Actions and Minutes of the May regular monthly meeting. The 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 single correction was suggested.

MOTION by Ms. Franco, seconded by Mr. Lymberis to approve the minutes with the correction. ***The Sadsbury Township Planning Commission approved the Minutes and Summary of Actions of the May 2010 meeting with the noted change.***

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

PROJECT / APPLICANT

Sadsbury Commons (Medical Office Building) Preliminary Land Development Plan. Although this applicant was on the Agenda, no one was in attendance, therefore,
No actions were taken at this time.

PROJECT APPLICANT:

Sadsbury Park Final Land Development and Subdivision Plan
Phase 2A

Representing the Applicant: Jason Duckworth, Arcadia also in attendance on behalf of applicant, Allison Bauman,

Received in advance by the members

1. A letter dated May 12 2010 from Chester County Planning Commission.

2. A letter dated April 15 and a revision dated June 1, 2010 from Mr. MacCombie's office, the Township Engineer.

3. A response letter from the Applicant Sadsbury Arcadia Associates regarding comments from Mr. MacCombie's letter of April 15 2010 as well as to Mr. Wayne Grafton's letter of May 7, 2010 which was previously received by the members.

4. A letter dated June 9, 2010 from Horner and Canter Associates Traffic Engineers for the applicant.

Mr. Duckworth presented a revised plan for the development of Phase 2 dividing this plan into 2 phases, 2A and 2B. explaining the reason for the division of Phase 2 as being in direct response to current market conditions in Real Estate sales.

Mr. Duckworth gave an overview of the response letter and further discussed and explained each point.

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 amenities or approved streets.

On the issue of The Trail system raised in Mr. Macombie's letter, the applicant stated that they will comply.

On the issue of Fox Trail Access Road or Road D based on the Conditional Use decision made December 31, 2004 it was understood by the applicant to be for emergency services and although the "interconnection" must be completed by the occupation of the first unit in the Subdivision the applicant

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agrees to construct a gravel road with limited access at this juncture in the process. The members requested that instead of the proposed chain to restrict access to all but emergency vehicles, it have a gate. The applicant agreed. The applicant agrees to install the final completed road into Fox Trail during Phase 2B.

The applicant noted that Mr. Earl Taylor agreed with the idea of this temporary access as per a conversation between them on May 12, 2010

On the issue of the Financial Security and Developer's Agreement, Mr. Duckworth stated that they will agree that Quarry Rd is in poor condition, but the development process has not caused the deteriorating of this roadway, that this is a result of wear. Mr. Duckworth also acknowledged that the original plan was to install a new wearing course at the time Phase 1 is begun to control damage that might be caused by construction. Since Phase 1 has not commenced, the deteriorating is caused by time and normal use to this road and not construction. It was noted here by the Applicant that although they had given the township a letter of credit for \$76,480. in connection with the wearing course for Quarry Road. The applicant would rather than complete Fox Trail, offer to assist the Township with base repair and paving to Quarry Road during the Phase 2A. They stated that they would not be able to bear the additional expense of Quarry Road and the full improvement of Fox Trail and that Quarry Road improvement appears to be more of a benefit to the township.

On the issue of storm water management and maintenance agreement they will comply

On the issue of comments made in Mr. Grafton's letter,
The applicant stated that on comment #2, they provided tables with the information requested, attached to the exhibit and they will comply with this comment.

On the issue of Comment #3, only one temporary turnaround is proposed on the western side of lot #119. There will be 75 ft. of paving for this alley. The drainage area of the entire Park was examined to minimize the storm water drainage and also site disturbance during this phase. The Applicant stated if they comply with Mr. Grafton's suggestion additional drainage issues would arise.

On the issue of Comment #4, the requested information was included and they will comply.

On the issues raised by the County's letter, The question was regarding the HOA documents if Phase 2A is the only development completed and how the residents could afford to maintain the amenities. Mr. Duckworth responded that Arcadia would subsidize the costs until Phase 2B noting most of the expense of the infrastructure is contained in other phases. He further stated that within 7 years all units should be declared.

One issue still in the discussion phase is the construction of the pool and whether it should be constructed in the beginning or later during the process. The members stated that they thought the maintenance of the pool would have to be borne by the Applicant. The applicant agreed.

The members asked the question regarding the disclosure of the of the County Airport being within 5 miles of the new development, as there was a provision made to have all buyers sign acknowledgement documents when they purchased their homes in Quarry Ridge. The applicant responded that would have to be in the sales portion of the process. The members discussed the need to complete the improvement of First Ave and Old Wilmington Road at the time of Phase 2A to improve the sight and safety issues. The applicant agreed.

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The members questioned the issue of Phase #1 and where it stands, the applicant stated that it was sold to Gem Craft Corporation and that Mr. Duckworth is not aware of the status of Phase #1 with that Company.

Mr. Duckworth requested that at this time the Planning Commission send a letter of Recommendation of Approval to the Board of Supervisors. He acknowledged the clock date extension will be needed as it expires on the day before the regular July meeting of the Board of Supervisors. He will comply. Mr. Duckworth stated that they will appear at the July meeting.

A MOTION: By Ms. Franco and seconded by Mr. Lymberis was proposed to send a Letter of Recommendation to the Board of Supervisors to approve the application with a list of Provisions that must be met, along with the recommendation.

The members voted 4 to 1 in agreement. Mr. Greenfield was the only negative vote. The motion passed by a majority vote of the Planning Commission.

The Secretary was instructed to send the letter to the Board of Supervisors prior to the July meeting for their review. The recommendation was to include this list of requirements

1. The access road connection with Fox Trail of Sadsbury Village Development may be a gravel road with a gate to restrict access to all but emergency vehicles. This would be for Phase 2A only and when Phase 2B is under construction that this road be constructed and paved in accordance with the requirements of completion. We also understand that it may be necessary that the Conditional Use Permit be amended to reflect this but refer this to the Board of Supervisors and their Counsel.

2. We suggest the re paving of Quarry Road to be done during this Phase 2A from Old Wilmington Road to the rear entrance to Quarry Ridge Development to the specifications of the Township Engineer.

3. We recommend that this portion of the Walking Trail along Old Wilmington Road north within their property limits to Sadsburyville, in the Plan be constructed during this Phase 2A.

4. We recommend that the HOA documents be reviewed by the Township with regards to the new phasing schedule.

NEW BUSINESS:

PROJECT/APPLICANT:

ALP Industries: A Sketch Plan for Lot #2 Morris Farm depicting a new building for Reidor Corporation 1229 West Lincoln Highway Coatesville.

Representing the Applicant: Mr. Joseph Shepard, Vice President

Received in advance by the members:

1. Sketch Plan with the proposed elevation
2. Report of Geotechnical Investigation dated August 15, 2003 by Earth Engineering Incorporated

Mr. Shepard gave an overview of the proposed plan in the I-1 zoned Lot #2 for Reidor Corp the owner of record, which could be a multi tenant building. The applicant stated it would be similar in style to the Vietri building. Mr. Shepard stated that ALP would not be moving to this location. It is to be a pre engineered building of masonry construction with siding.

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The members questioned the proposed uses for the spaces. It is uncertain at this time. Mr. Shepard stated they would be approx. 1200 square ft per space, 90 x 120' or 40' x 30' for offices. If the tenant wants more office space, there could be additional parking spaces also. 52 spaces will be provided with 2 handicap spaces. The building height will not exceed 35'. The building is being completed in one phase. The entire building size is approx. 120' x 360' and it is to be similar to the Keystone building on Stewart Houston Drive. There is to be a detention pond on the north east corner at the lowest part of the site and each lot is storm water controlled on lot. Rain gardens will also be used for infiltration of storm water. The applicant stated that the sewer capacity was purchased with the lot.

Mr. Shepard stated that they have submitted the Sketch Plan but have not received any comment letters yet.

Members suggested the applicant construct a turn around area or cull de sac for cars, trucks and emergency turnaround needs.

No actions were taken at this time.

ANNOUNCEMENTS: The National Guard Stryker Brigade may need an extension. Sadsbury Commons have extended another 60 days.

MOTION TO ADJOURN

With no further business before the Commission, Mr. Lymberis moved to adjourn the meeting, seconded by Mr. Walton MOTION APPROVED by unanimous vote of the Commission at 8:53 pm.

Respectfully Submitted

Susan Franco, *Secretary*

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