

Sadsbury Township Planning Commission Meeting Wednesday August 10, 2011

The monthly meeting for the Planning Commission of Sadsbury Township was held on Wednesday, August 10, 2011 commencing at 7:00 p.m. Chair Jane Heineman called the meeting to order. Present were members Tom Greenfield, Tim Sarbaum, Susan Franco, Carlyle Rivers and Supervisor liaison, Courtney Sarbaum. John Lymberis was absent.

A moment of silence and pledge of allegiance were observed.

A motion was made by Tom Greenfield, seconded by Carlyle Rivers to approve the minutes of the previous meeting. With there being no questions, the members voting “aye” the motion passed unanimously.

Old Business

There was no old business to discuss

New Business

Art Herling appeared before the Planning Commission proposing to subdivide an existing developed lot into two parcels to allow for the construction of another single-family dwelling on the North side of Maple Avenue, west of Old Wilmington Road. The Planning Commission has a comment letter from the Chester County Planning Commission dated July 8, 2011 and a letter from MacCombie Engineering dated July 20, 2011. Mr. Herling stated that his engineer is working with MacCombie’s office with regards to the punch list.

Susan Franco asked if there will be an easement for the pool and deck situated along the rear of the property line encroaching onto both lots. Mr. Herling stated that he will talk to Jamie MacCombie’s office regarding this.

Ms. Heineman stated that there are many outstanding issues regarding this project and before the Planning Commission can recommend approval to the Board of Supervisors, a clean letter from the engineer will be needed.

Mr. Herling stated that he will be seeking a waiver for curbs and has no permit for a well. Ms Heineman stated that Mr. Herling can go before the Board of Supervisors to request a waiver for curbs or he can wait until he receives a clean letter from the engineer, come back to the Planning Commission for a recommendation of approval with a recommendation for the waiver.

Announcements/Correspondence

Ms. Heineman reminded everyone that the Paradigm Public Awareness Pipeline meeting will be August 30, 2011 in Edgemont.

The Planning Commission was copied on a letter addressed to the Board of Supervisors from Menke and Menke dated August 2, 2011 regarding recommending approval of the Final Landscape plans for Lincoln Crest Mobile Home Park Expansion.

There was no public comment.

With there being no further business, Susan Franco made a motion, seconded by Carlyle Rivers to adjourn the meeting, with there being no questions, the members voting "aye", the motion passed.

Respectfully Submitted,

Linda Shank
Secretary, Planning Commission