

Sadsbury Township Planning Commission Meeting Wednesday May 11, 2011

The monthly meeting for the Planning Commission of Sadsbury Township was held on Wednesday, May 11, 2011 commencing at 7:00 p.m. Chairman, Ms. Heineman called the meeting to order. Present were members Tom Greenfield, Tim Sarbaum, Carlyle Rivers, Susan Franco, John Lymberis and Supervisor liaison, Courtney Sarbaum.

A moment of silence and pledge of allegiance were observed.

A motion was made by Susan Franco, seconded by Tom Greenfield 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:

Sadsbury Commons:

Mr. Michael Gill, representing Sadsbury Commons cancelled his appearance this evening and will be on the Planning Commission agenda for June when his review letters are received by the Planning Commission.

Lincoln Crest:

Patrick Cox, Engineer, Lee Stivale, Esq. and Joshua Kanaplue from Orsatti Associates Planners and Landscape Architects were in attendance for Lincoln Crest asking for final Subdivision/Land Development approval.

Patrick Cox gave an overview of the park as it exists now and stated that they will comply with all the conditions in McCombie’s letter dated May 6, 2011.

Joshua Kanaplue for Orsatti Associates requested two waivers:

- 1) Waiver to allow grading within 10 feet of the drip line.
- 2) Waiver to exceed the minimum street tree spacing of 15 foot due to easement and ownership issues. There will still be the required 73 trees.

Patrick Cox reviewed the MacCombie revised legal description letter dated May 6, 2011. He stated he will comply with all the conditions and answer all comments of this letter.

Mr. Cox stated that he has come before the Planning Commission to ask for Final Subdivision/Land Development approval with a recommendation to the Board of Supervisors for the two waivers.

Ms. Heineman asked if the members had questions. John Lymberis stated that he received a letter today concerning the Stormwater Management Ordinance referred in MacCombie letter dated May 6, 2011. Mr. Lymberis stated that his property is the only downstream property adjacent to Lincoln Crest and he wants to have time to review the letter with his attorney. He stated he has no problem if the members decide to approve the Final Subdivision/Land Development on the condition he review the Stormwater Management and 24 foot right of way change.

A motion was made by Susan Franco and seconded by Carlyle Rivers to approve waiver #1 to allow grading within 10 feet of the drip line. With there being no questions, the members voting with Tom Greenfield voting “nay”, John Lymberis abstaining, and the remaining members voting “aye”, the motion passed.

A motion was made by Carlyle Rivers seconded by Susan Franco to approve waiver #2 to allow exceeding the minimum street tree spacing of 15 foot due to easement and ownership issues still using the required 73 trees. With there being no questions, the members voting with John Lymberis abstaining, and the remaining members voting “aye” the motion passed.

Jane Heineman recommends that the Board of Supervisors approve the Final Land Development Plan of Lincoln Crest Mobile Home expansion on condition of complying with MacCombie’s revised plan review letter dated May 6, 2011, MacCombie’s revised legal description letter dated May 6, 2011 and Menke & Menke letter dated April 27, 2011 with recommending the accepting of the two waivers and pending John Lymberis review of 24 foot right of way change and the Stormwater Management modification.

A motion was made by Susan Franco and seconded by Tom Greenfield to recommend the Board of Supervisors approve the Final Land Development Plan of Lincoln Crest Mobile Home expansion on condition of complying with MacCombie’s revised plan review letter dated May 6, 2011, MacCombie’s revised legal description letter dated May 6, 2011 and Menke & Menke letter dated April 27, 2011 with recommending the accepting of the two waivers and pending John Lymberis review of 24 foot right of way change and the Stormwater Management modification. With there being no questions, 5 members voting “aye” and John Lymberis abstaining the motion passed.

With there being no further business, Tom Greenfield made a motion, seconded by Susan Franco to adjourn the meeting. With there being no questions, the members voting “aye” the motion passed unanimously,

Respectfully Submitted
Linda Shank
Secretary

