

Sadsbury Township Planning Commission Meeting Wednesday August 14, 2013

The scheduled August meeting of the Sadsbury Township Planning Commission was held on Wednesday, August 14, 2013 commencing at 7:00 p.m. Chairman, Jane Heineman called the meeting to order. Present were members Tim Sarbaum, Carlyle Rivers, Ron Yen, John Lymberis, and Supervisor liaison, Tom Greenfield.

A moment of silence and Pledge of Allegiance were observed.

Mr. Rivers made a motion, seconded by Mr. Sarbaum, to approve the minutes of the July 10, 2013 meeting. With there being no questions, the motion passed.

Mr. Michael Gill, Esq., representing the developer for Sadsbury Commons, came before the Planning Commission with a third revision of the proposed amendment to the Sadsbury Township Sign Ordinance. The first revision was written by Mr. Gill, the second version had corrections from Mr. Pompo, Township Solicitor. Mr. Gill stated he made some revisions to Mr. Pompo's corrections.

Mr. Gill stated that Lancaster General Medical Office Building will have a free standing sign on Route 30 and one sign on Route 10. In the future, there will be two more drive ways on Route 10. Mr. Gill stated he would like to have a sign at each drive way into the development limited to 200 square feet.

Mr. Lymberis asked how the Wall Sign Ordinance will work with wall signs facing Route 10. Mr. Gill replied that it has not been looked at for individual tenant sign requirements as he does not know what tenants will be in the development. Mr. Gill stated they are not at that point yet.

Ms. Heineman asked what is the square footage limitation of the points of intersection on internal drive aisles as mentioned in sub-section e. Mr. Gill mentioned that these signs will be placed at intersections as directional signs. Mr. Gill wanted the minutes to reflect that sub-section e. was discussed about interior signage at points of intersection on internal drive aisles in the Town Center and that he is not prepared to address this at this time, but will have to return at a later date to address future sign issues within the interior of the Town Center once it is developed and designed. Sub-section e. will be deleted from Mr. Gill's response solution to the Ordinance.

Mr. Yen stated that on Mr. Pompo's version of the Ordinance, it states there will be one sign on Route 10. Mr. Gill replied that the Board or Mr. Pompo did not think about the two other entrances on Route 10.

Mr. Sarbaum stated that he has a problem with three 200 square foot signs in a row on Route 10. Ms. Heineman agreed, saying it would be too much to see three identical signs the same size in a row. Mr. Lymberis stated a compromise would be to drop the

other two signs to 150 square feet. Mr. Gill agreed to drop the size of the two additional signs on Route 10 to no more than 150 square feet.

There was a discussion on sub-section d), regarding whether it should state Business Route 30 or Route 30. Mr. Yen pointed out that Business Route 30 does not begin until the entrance to the by-pass. It was determined Sub-section d) should remain "Route 30".

Ms. Heineman made a motion, seconded by Mr. Lymberis, to recommend to the Board of Supervisors to accept revision number 3 of an Ordinance amending the Sadsbury Township Zoning Ordinance No. 2010-04, as amended, specifically Section 1406 to add a maximum sign size allowance in a Town Center Commercial Development; and Section 1408 to add the allowance of certain wall signs in a Town Center Commercial Development, with the following changes: a) No more than 5 square feet of sign area for each 1,000 square feet of floor area within the town center commercial development and in any event, no more than 200 square feet in the aggregate on each face. C) No more than one sign per driveway fronting on Route 10 and, in any event not more than 3 signs fronting Route 10 and 2 signs no larger than 150 square feet. Sub-section (e) regarding internal drive signs will be eliminated. With there being no questions, the Planning Commission members voting "aye", the motion passed.

Mr. Gill stated he will send his changes to Mr. Pompo for the Board of Supervisors to have at their September meeting.

Correspondence and Announcements:

Ms. Heineman stated that Mr. Glenn Bentley of the Chester County Planning Commission will give a presentation at the September Planning Commission Meeting regarding comments there might be on the Chester County Planning Commission's review process.

Ms. Heineman gave Mr. MacCombie the information she received from the Natural Lands Trust concerning Sadsbury Woods and the Buck Run. Mr. MacCombie's office is on top of it and is completing an application for a grant.

With there being no further business, Mr. Rivers made a motion, seconded by Mr. Lymberis to adjourn the meeting.

Respectfully Submitted,

Linda Shank
Secretary
Planning Commission