

Sadsbury Township Planning Commission Meeting Wednesday July 10, 2013

The scheduled July meeting of the Sadsbury Township Planning Commission was held on Wednesday, July 10, 2013 commencing at 7:00 p.m. Chairman, Jane Heineman called the meeting to order. Present were members Tim Sarbaum, Carlyle Rivers, arriving late, Supervisor liaison, Tom Greenfield. John Lymberis and Ronald Yen were absent.

A moment of silence and Pledge of Allegiance were observed.

Mr. Sarbaum made a motion, seconded by Ms. Heineman, to approve the minutes of the previous January meeting. With there being no questions, the motion passed.

Mr. Joe Russella, Jr. of D.L. Howell & Associates presented the Planning Commission with a plan for an extension of Sikorsky Helicopter facilities of a 2,150 square foot delivery center. Mr. Russella stated there will be a lobby area and a seating area to do business. This will not increase the overall square footage of the original plan. Mr. Russella stated he is asking for relief to combine Preliminary & Final plans together to be reviewed as Final Plans. The initial presentation was made to the Board of Supervisors at their July 2, 2013 meeting.

Ms. Heineman stated that at this point in time there is not a quorum of Planning Commission members, but the members that are present have no objection to the request to combine Preliminary & Final plans together as a Final; even though, they cannot make a formal recommendation to the Board.

John Newton presented the Planning Commission a sketch plan of an industrial use at the corner of Quarry Road and Old Wilmington Road. Mr. Newton stated he was contacted by the owner of the property, who wanted industrial on the property opposed to residential. There is no tenant in mind and will not have a tenant when the plan is proposed. It will be a 150,000 square foot building and will eliminate 41 single homes in the original Arcadia plan. There will be truck traffic which would be about half of the truck traffic of CTDI.

Due to the arrival of Carlyle Rivers at this time, Ms. Heineman reopened the request by Mr. Russella to combine preliminary and final plans together to be reviewed as a Final. Mr. Rivers reviewed the plans and also Mr. MacCombie's review letter dated July 8, 2013.

Mr. Rivers made a motion, seconded by Mr. Sarbaum, that the Sadsbury Township Planning Commission recommends that the Board of Supervisors grant the waiver request of Sikorsky Global Helicopter to combine the Preliminary and Final plans together and reviewed as Final plans. With there being no questions, the Planning Commission quorum voting "aye", the motion passed.

The Planning Commission was asked to give comments on a Sign Ordinance amendment for the development of Sadsbury Commons, presented by Michael Gill at the July 2, 2013 Board of Supervisors Meeting. Mr. Sarbaum stated that this could cause a domino effect at all business. Ms. Heineman stated that Mr. MacCombie, Township Engineer, and Mr. Pompo, the Township Solicitor are reviewing this and the Planning Commission members should just look at the proposed amendment and think about it.

Ms. Heineman received a letter from Glenn Bentley, 247 Planner wanting to give a presentation to the Planning Commission and get feed-back about reviews being done by the Chester County Planning Commission. Since Ms. Heineman did not receive the information in time for the agenda tonight, she will contact Mr. Bentley to see if he can come to the August meeting.

Ms. Heineman received information about the Natural Lands Trust concerning Sadsbury Woods and the Buck Run. Ms. Heineman will provide Mr. MacCombie with this for his feed-back.

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

Respectfully Submitted,

Linda Shank
Secretary
Planning Commission