

Meeting of the Sadsbury Township Planning Commission, February 12, 2020

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, February 12, 2020 in the Sadsbury Township Municipal Building.

Present: Mr John Lymberis, Ms. Jane Heineman, Mr. Timothy Sarbaum, Mr. Simon Jessey and Supervisor Liaison Mr. John Moore.

Absent: Mr. Ronald Yen.

Mr. Lymberis called the meeting to order at 7:00pm, followed by a moment of silence and the Pledge of Allegiance. Mr. Lymberis made a motion, seconded by Mr. Sarbaum, to approve and adopt the minutes of the meeting held on January 15. With no amendments or questions, the motion passed unanimously.

Sadsburyville Fire Company addition

Patrick M. McKenna, Esq. and Erik M. Brecht appeared before the Commission to seek a recommendation for approval by the Board of Supervisors for Preliminary/Final Land Development of a 4,288 square foot addition to the Sadsburyville Fire House on First Avenue. There was a discussion about various compliance issues, particularly concerning screening on the western and southern boundaries with the proposed addition.

Mr. Lymberis made a motion, seconded by Ms. Heineman, to recommend to the Board of Supervisors that the proposed addition be granted Preliminary/Final Land Development, subject to compliance with the letters from the Township Engineer dated February 10th, 2020, and the installation of a fence that is mutually agreed upon with the Township and the owners of the neighboring properties. The Commission had no objection to any of the waiver requests. The motion passed unanimously.

Sadsbury Park Phase 1 “Greenhill at Sadsbury Park”

Mr. Barry G. Stingel, R.L.A., of Advanced GeoServices, appeared before the Commission to seek a recommendation for approval by the Board of Supervisors for an Amendment to the Final Plan for the Sadsbury Park Phase 1 “Greenhill at Sadsbury Park” development. He was accompanied by Patrick M. McKenna, Esq., and Mr. John Newton. Mr. Stingel addressed the three issues raised by the Commission during the January meeting. He explained the developer would comply with the request by the township engineer to correctly label the sight line triangle on the southwest corner of Quarry Road and Old Wilmington Road, and make sure the two adjacent trees are planted correctly so that future growth would not obstruct the site lines. The chestnut tree on the southern border of the development would have to be removed to allow for construction of a retaining wall. The developer did not see the need for a guard rail for the proposed bike trail, because the trail is set 20 feet back from Old Wilmington Road.

Mr. Lymberis made a motion, seconded by Mr. Sarbaum, to recommend to the Board of Supervisors that the Amended Final Plan be approved, subject to compliance with the letter from the Township Engineer dated January 31st, 2020. The motion passed unanimously.

Announcements and Public Comment

There was a brief discussion in the room about the potential impact to the proposed changes to the US-30 bypass and PA-10 interchange. The Commission continues to seek new members.

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Heineman, to adjourn the meeting at 7:55pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey