

Meeting of the Sadsbury Township Planning Commission, January 15, 2020

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, January 15, 2020 in the Sadsbury Township Municipal Building.

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

Absent: Mr. Ronald Yen.

Ms. Heineman called the meeting to order at 7:00pm, followed by a moment of silence and the Pledge of Allegiance.

Reorganization

Ms. Heineman made a motion, seconded by Mr. Lymberis, to elect Mr. Moore as Temporary Chairman.

Mr. Moore presided over the reorganization. The Commission briefly conferred on assignments and confirmed the term lengths of existing members. Ms. Heineman nominated Mr. Lymberis for the position of Commission Chair. The nomination was seconded by Mr. Jessey and the vote passed unanimously. Mr. Lymberis nominated Mr. Jessey for the position of Commission Vice-Chair. The nomination was seconded by Ms. Heineman and the vote passed unanimously. Mr. Moore closed the reorganization meeting.

Regular Meeting

The regular meeting resumed at 7:15pm. Ms. Heineman made a motion, seconded by Mr. Sarbaum, to approve and adopt the minutes of the meeting held on November 13, 2019. With no amendments or questions, the motion passed unanimously. Dates for the 2020 meetings were confirmed as follows: February 12, March 11, April 15, May 13, June 10, July 15, August 12, September 9, October 14, November 18 and December 9.

Sadsbury Park Phase 1 “Greenhill at Sadsbury Park”

Mr. Barry G. Stingel, R.L.A., of Advanced GeoServices, appeared before the Commission to explain changes to the proposed development since his November appearance. He was accompanied by Patrick M. McKenna, Esq. Changes had been made to the retaining wall at the southern end of the proposed development, and trees had been shuffled around to accommodate storm drainage. It was confirmed that the proposed development would be part of, and thus administered by, the Sadsbury Park Community Association. The Commission sought information about the placement of certain trees, aspects of the bike trail running down the eastern end of the proposed development, and the depth and slope of the retaining ponds. The Commission raised three items for consideration:

- Consider moving the two trees proposed on the southwest corner of Quarry Road and Old Wilmington Road to keep the sight distance triangle intact, as the growth could impede the sight distance over time.
- Confirm that there are no safety concerns of the bike trail's proximity to the Ultimate Right of Way; specifically, along the stormwater basin where the grade is flat and there is no landscape buffer between the trail the cartway.
- The landscaping consultant's opinion of the removal of the chestnut tree at the southern border.

Announcements

Mr. Jessey informed the Commission that the Sadsbury Square development had been given Preliminary/Final Approval subject to certain conditions.

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Mr. Sarbaum, to adjourn the meeting at 8:20pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey