

## Meeting of the Sadsbury Township Planning Commission, May 15, 2019

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, May 15, 2019 in the Sadsbury Township Municipal Building.

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

Absent: Mr. Ronald Yen, Ms. Judith Klingman, and Supervisor Liaison Mr. John Moore.

Ms. Heineman called the meeting to order at 7:08pm, 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 April 10, 2019. With no amendments or questions, the motion passed unanimously.

Mr. Michael S. Gill, Esq., with Mr. Kent Silvers and Mr. R. E. Klos, Jr., came before the Commission seeking approval for final land development of Sadsbury Commons Phase 2, and preliminary land development for Sadsbury Commons Phase 3.

The Commission determined that the developer had responded satisfactorily to comments on the landscape plan from Ms. Menke, the site lighting review from Mr. Stubbe, and the overall review from Mr. MacCombie, with the exception of the request from PennDOT for lighting poles to be painted black. The developer declined this request on the basis of cost. At the suggestion of Mr. Lymberis, the developer agreed that the "town center" component of Phase 3 should have black lighting poles (indicated as "D5" on the plan), with the rest of the development using the unpainted poles.

Mr. Gill informed the Commission that a Highway Occupancy Permit would be issued in the near future, that the township would need to sign off on the storm water facilities within the highway right of way, and that the developer was working with Mr. MacCombie's office and Pennsylvania American Water on a response to a letter from the Department of Environmental Protection concerning the Western Sanitary Sewer District.

Mr Lymberis made a motion, seconded by Ms. Heineman, to recommend to the township supervisors that Sadsbury Commons be granted Final Land Development approval for Phase 2, and Preliminary Land Development approval for Phase 3, subject to the review letters submitted by the township engineer, landscape planning consultant, and site lighting consultant. With no amendments or questions, the motion passed unanimously.

Mr. Jessey informed the Commission that the township engineer was concerned about two items on the proposed landscaping ordinance amendments prepared by Mr. Theurkauf. The first was an issue with the way tree calipers were being measured, and the second was that the language did not account for any crossings of a riparian buffer. The supervisors will seek to get the language amended accordingly. The supervisors also indicated they would to attempt to contact the Grafton Association about the delay in completing the update to the Zoning Ordinance, and seek alternatives if unsuccessful.

With there being no further announcements or public comment, Ms. Heineman made a motion, seconded by Mr. Lymberis, to adjourn the meeting at 7:40pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey