

## **Meeting of the Sadsbury Township Planning Commission, September 11, 2019**

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, September, 2019 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.

Mr. Sarbaum made a motion, seconded by Mr. Lymberis, to approve and adopt the minutes of the meeting held on August 14, 2019. With no amendments or questions, the motion passed unanimously.

### **Sadsbury Square**

Mr. Randy White for Sadsbury Associates, appeared before the Commission seeking to respond to a review letter from Township engineer James W. MacCombie relating to the proposed Sadsbury Square development, and seeking a recommendation for Preliminary/Final Land Development Approval, a waiver for the two-step Preliminary/Final process, and a waiver for the number and location of plantings. He was accompanied by Mr. John Jaros Esq., of Riley Riper Hollin & Colagreco, and Mr. Andrew Defonzo, P.E., of D.L. Howell & Associates.

Mr. Jaros addressed the Commission and made a case for treating the proposed development as a single tract. This would allow a contiguous open space of active and passive areas, rather than broken open spaces. Member of the public Ms. Courtney Sarbaum objected, suggesting the plan was conceived to increase housing density to the detriment of the Township. Members of the Commission expressed surprise that this was not a black and white legal determination. Member of the public Ms. Robin Smith expressed concern about the look of the new development from the rear of her property. Mr. Jaros responded by saying the Township saw fit to zone the area to allow for developments like the proposed Sadsbury Square. Ms. Smith and Ms. Sarbaum expressed concerns about a potential increase in traffic. A traffic impact study was performed and Sadsbury Associates would comply with any Act 209 fee assessed.

Mr. White said the plan had been modified, following a Planning Commission recommendation, to have sidewalk running all the way down Lincoln Highway and Octorara Road, rather than a walking trail through the proposed open space. He further noted that while the "front doors" of the buildings face the parking lot, the street-facing facades would have the appearance of front facades and be screened by landscaping.

Ms. Heineman made a motion, seconded by Mr. Lymberis, to recommend to the Board of Supervisors that the development be treated as a single tract for the purposes of calculating open space, provided some sort of active recreational component (a playing field was suggested) was created in the open space and that the open space should be maintained by the development's association. Mr. Lymberis expressed disappointment that the development would not have a commercial component. The motion was passed with Mr. Sarbaum voting against.

Ms. Smith expressed a concern about the view from the rear of her property with respect to lighting. Mr. White responded by saying the landscaper would make sure gaps were filled as appropriate to screen Sadsbury Village from lighting as best as possible. The parking plan was reviewed, and found to be satisfactory. Mr. Jessey noted that any agreement the Sadsbury Square association had with refuse collectors should make sure they complied with the Township's noise ordinance.

Following discussion, Mr. Jaros said the request for a waiver of the two-step Preliminary/Final process was withdrawn. Ms. Heineman made a motion, seconded by Mr. Lymberis, to recommend to approval of the Preliminary Plan for the proposed development with the following conditions:

- Compliance with the August 12, 2019 review letter from Township engineer Jamie MacCombie.
- Development to be treated as a single tract for the purposes of calculating open space, with the development's association being responsible for maintaining the open space and including both active and passive components.
- The Planning Commission agrees to the requested 8 waivers regarding landscape plantings as shown on Drawing CO9.1, sheet 17 of 18 dated 02/26/19.
- The addition of sidewalk running down down Lincoln Highway and Octorara Road, and the removal of the originally proposed walking trail.

With no amendments or questions, the motion passed unanimously.

## **Announcements**

Ms. Heineman announced she had received an email from Mr. Dave Biloan concerning a letter from the Township engineer's office in March 2014 about the Sadsbury Commons sewage facilities. At the time, Ms. Heineman completed and signed component 4A. The Pennsylvania Department of Environmental Protection is concerned that the various reviewing agencies had reviewed the most current land development for the project. Component 4A needs to be resubmitted because the plans for Sadsbury Commons have changed. The Township engineer, together with Evans Environmental, advised the Planning Commission to say the Commission has reviewed the plan and has no additional comments. Responsibility for the sewer system now lies with Pennsylvania American Water.

Mr. Jessey informed the Commission of the status of Mr. Wayne Grafton's review of the Township's Zoning Ordinance, and that the Board of Supervisors has created a Zoning Ordinance Review Committee. Mr. John Lymberis and Mr. Simon Jessey both volunteered to join the new committee to represent the Planning Commission. The Commission recommended that the Board of Supervisors ask a resident not already engaged with the Township boards, commissions and committees\*.

\*Ms. Robin Smith of 103 Fox Trail attended the meeting and left before this discussion, but members of the Commission suggested she might be a good candidate.

Mr. Jessey informed the Commission that following its review, and the review by Chester County, the Township was now advertising the proposed changes to the landscaping provisions of the Zoning Ordinance and the Subdivision and Landscaping Development Ordinance.

Mr. Jessey offered to deliver materials to any Planning Commission members who cannot pick them up from the Township, provided the Township provides those materials in a timely manner. These materials should include any plans, minutes, review letters, and any other such material required to conduct a Planning Commission meeting.

With there being no further announcements or public comment, Ms. Heineman made a motion, seconded by Mr. Lymberis, to adjourn the meeting at 9:00pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey