

Meeting of the Sadsbury Township Planning Commission, April 14, 2021

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, April 14, 2021 in the Sadsbury Township Municipal Building.

Present: Mr John Lymberis, Ms. Jane Heineman, Mr. Simon Jessey, Ms. Amanda Stewart, Mr. Jeremy Alcorn, Mr. John Ettore.

Absent: Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:05pm, followed by a moment of silence and the Pledge of Allegiance. Mr. Lymberis made a motion, seconded by Mr. Ettore, to approve and adopt the minutes of the meeting held on January 13, 2021. With no amendments or questions, the motion passed unanimously.

John Rock Building #2

Mr. Christopher Daily of D.L. Howell & Assoc, Inc. appeared before the Commission to seek a recommendation for Final Land Development approval for a proposed "Building 2" for Rock Holdings PA, LLC at 101 Patriot Way, Sadsbury Township, PA, accompanied by Mr. Douglas Howe of D Howe and Sons Construction, Inc. Mr. Daily noted that the applicant had satisfied all the comments from the Township's engineer, and lighting and landscaping consultants. Mr. Lymberis asked that a filing discrepancy noted by the landscaping consultant was cleaned up. Mr. Daily noted that a gate through to Morris Lane would be added to create fire hydrant access. Mr. Lymberis brought up a complaint from the Global Self Storage property about drainage from the John Rock facility. Mr. Howe noted that escrow had been posted that would enable the basin to be reconfigured to solve the problem.

Mr. Lymberis made a motion, seconded Ms. Heineman, to recommend to the Board of Supervisors that the applicant be given approval for Final Land Development, subject to the comments made in letter from the Township's engineer dated April 13, 2021, and subject to the comments made in the letter from the Township's landscaping consultant dated April 9, 2021, and subject to the comments made in the letter from the Township's lighting consultant dated April 12, 2021. The motion passed unanimously.

2-Lot Subdivision

Mr. Todd Wilson appeared before the Commission to seek a recommendation for Preliminary/Final Development approval for revised 2-lot subdivision at 33, Octorara Road, Parkesburg, PA. Mr. Wilson spoke about the reasons why the original proposed 3-lot subdivision was converted into the proposed 2-lot subdivision. Mr. Lymberis asked about the public sewer arrangement, which remains an open question. Mr. Lymberis made a motion, seconded Ms. Heineman, to recommend to the Board of Supervisors that the applicant be given approval for Preliminary/Final Land Development, subject to the comments made in letter from the Township's engineer dated April 13, 2021. The motion passed unanimously.

Announcements, Correspondence and Public Comment

Mr. Wilson expressed his desire to become a regular attendee to Planning Commission meetings. The Commission spoke briefly about the review of the proposed changes to the Township's Zoning Ordinance, and Mr. Jessey reminded the group to have comments submitted a week before the May meeting. With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Heineman, to adjourn the meeting at 7:40pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey