

## **Meeting of the Sadsbury Township Planning Commission, January 13, 2021**

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, January 13, 2021 in the Sadsbury Township Municipal Building.

Present: Mr John LyMBERIS, Ms. Jane Heineman, Mr. Simon Jessey, Ms. Amanda Stewart, Mr. Jeremy Alcorn, Supervisor Liaison Mr. John Moore.

Absent: Mr. John Ettore.

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

### **Reorganization**

Mr. Moore was appointed as Temporary Chairman and he presided over the reorganization. Mr. Jessey nominated Mr. LyMBERIS for the position of Commission Chair. The nomination was seconded by Ms. Heineman and the vote passed unanimously. Mr. LyMBERIS nominated Mr. Jessey for the position of Commission Vice-Chair. The nomination was seconded by Ms. Stewart and the vote passed unanimously. Mr. LyMBERIS nominated Mr. Jessey to act as Secretary. The nomination was seconded by Mr. Alcorn and the vote passed unanimously. Mr. Moore closed the reorganization meeting.

### **Regular Meeting**

The regular meeting resumed at 7:05pm. Mr. LyMBERIS made a motion, seconded by Ms. Heineman, to approve and adopt the minutes of the meeting held on December 9, 2020. With no amendments or questions, the motion passed unanimously. Mr. LyMBERIS read out the dates for the 2021 meetings, which were confirmed as follows: February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 15, October 13, November 17 and December 15. A member of the public asked for these dates to be published on the Township website.

### **John Rock Building #2**

Mr. Joseph Russella of D.L. Howell & Assoc, Inc. appeared before the Commission to seek a recommendation for Preliminary Land Development approval for a proposed "Building 2" for Rock Holdings PA, LLC at 101 Patriot Way, Sadsbury Township, PA. Mr. Russella noted that the applicant had satisfied all the comments from the Township's engineer and landscaping consultant. Mr. LyMBERIS confirmed with Mr. Russella that the proposed kilns were not yet being constructed, that the stack height of the "staged pallets" would not exceed the height specified by the Township, and that Building 2 would no longer have a trash area. Member of the public Ms. Vicky Horan asked questions about landscaping and noise.

Mr. Lymberis made a motion, seconded Ms. Heineman, to recommend to the Board of Supervisors that the applicant be given approval for Preliminary Land Development, subject to the comments made in letter from the Township's engineer dated January 11, 2021, and subject to the comments made in the letter from the Township's landscaping consultant dated January 10, 2021. The motion passed unanimously.

### **3-Lot Subdivision**

Mr. Todd Wilson appeared before the Commission to discuss a proposed subdivision of his property into three lots. He spoke briefly about some of the minor changes to the proposal that had happened since he had presented his sketch plan. He will appear before the Commission at a future date when he has received and addressed letters from the Township's engineer and consultants.

### **Announcements, Correspondence and Public Comment**

Mr. Jessey informed the Commission that the Board of Supervisors reappointed Ms. Stewart and Mr. Ettore for four-year terms to expire on December 31, 2024.

The Commission spoke briefly about their ongoing review of the proposed changes to the Township's Zoning Ordinance, and Mr. Jessey informed the group that the Township has reached out to the property owners affected by the proposed Western Gateway District and invited them to an invitation-only workshop on March 11. Ms. Heineman asked if the neighbors of this proposed District were being consulted. With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Heineman, to adjourn the meeting at 7:50pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey