

Meeting of the Sadsbury Township Planning Commission, May 12, 2021

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, May 12, 2021 in the Sadsbury Township Municipal Building.

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

Absent: Mr. John Lymberis, Mr. John Ettore, Supervisor Liaison Mr. John Moore.

Note: Mr. Lymberis joined the meeting at 8:10pm.

Mr. Jessey called the meeting to order at 7:11pm, followed by a moment of silence and the Pledge of Allegiance. Ms. Heineman made a motion, seconded by Ms. Stewart, to approve and adopt the minutes of the meeting held on April 14, 2021. With no amendments or questions, the motion passed unanimously.

Zoning Ordinance Review

The Commission reviewed the Township engineer's April 30, 2021 comments about the proposed revisions to the Zoning Ordinance, and contributed its own revisions. The Commission agreed with most of the points raised by the engineer. Most were copyediting errors, but some were more substantive. To expedite the review process, the members of the Planning Commission serving on the Zoning Ordinance Review Committee (ZORC) will bring the Commission's recommendations to that Committee for review at the next ZORC meeting.

Some of the more substantive areas discussed included, but were not limited to:

- The maximum size of an accessory building needs to be defined, with the Commission thinking this should differ depending on its zoning.
- Should more than one (1) residential house be permitted on a lot? Deed restrictions may prevent subdivision.
- For areas zoned R1, "commercial daycare centers" should be moved from Special Exceptions to Conditional Uses.
- Should the definition of impervious surface include gravel or stone areas on the basis that these can become compacted enough to make them impervious?
- There are competing definitions of Structure.

There were also a few points made by the engineer where the Planning Commission was not necessarily in agreement:

- The engineer recommends townhouses should contain supplemental parking of 2.5 parking spaces per unit exclusive of garages, and outside the roadway rights-of-way. The PC believes this is excessive and will lead to large parking lots being required in some circumstances.
- Whether or not a fence needs to be set back a minimum of two (2) feet from the property line. The PC thinks it should be.

- The engineer queried how an Electrical Inspector can approve of an electrical installation prior to the issuance of a permit. The PC believes that the approval refers to the electrical system being installed, rather than the installation itself.

Announcements, Correspondence and Public Comment

Member of the public Don Cairns asked about the Western Gateway District and was given an explanation. With there being no further announcements or public comment, Mr. Heineman made a motion, seconded by Ms. Stewart, to adjourn the meeting at 9:05pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey