

Meeting of the Sadsbury Township Planning Commission, June 9, 2021

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, June 9, 2021 in the Sadsbury Township Municipal Building.

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

Absent: Supervisor Liaison Mr. John Moore.

Mr. Lymeris called the meeting to order at 7:05pm, followed by a moment of silence and the Pledge of Allegiance. Mr. Lymeris made a motion, seconded by Mr. Alcorn, to approve and adopt the minutes of the meeting held on May 12, 2021. With no amendments or questions, the motion passed unanimously.

Mast Property Sketch Plan

Mr. Daniel Mast, accompanied by Mr. Brian Nagle of MacElree Harvey, sought input from the Planning Commission on a conceptual zoning change that would support the creation of proposed single-family attached townhomes on properties along Octorara Trail north of US-30. The proposal also included the possibility of a connector road that would join the new proposed development with Compass Road. The southern portion of the property is zoned C2 (General Commercial), a strip to the north along Octorara Trail is zoned C1 (Limited Commercial), and the rest of the property is zoned RR (Rural Residential). The proposed single-family attached townhomes would not be compatible with the current RR zoning.

Mr. Lymeris noted that the Township had generally tried to keep higher density residential developments in the center of the township, with density decreasing as one moved outward from the center into commercial and light industrial uses. The proposed townhomes would represent a shift away from that approach and put a residential development into an area more appropriate to commercial uses, with nearby fast-moving traffic. A concern about spot zoning was also raised, although Mr. Nagle suggested the size of the tract would make that less of an issue.

Mr. Jessey noted that as part of its redevelopment of the western terminus of the US 30 bypass, PennDOT intends to put a signalized intersection at the southern end of Compass Road, which perhaps alleviates some of the issues residents have with exiting there. This would largely negate any benefit from installing a connector road between PA 10 and Compass Road.

Mr. Mast and Mr. Nagle said that there was a great need for new homes at the moment, but members of the Planning Commission disputed this assertion. Mr. Jessey said the Township was well served with single family homes and townhomes, with more multi-family homes also approved for construction. He further stated that single story, single family homes were very popular at the moment, but townhomes were not. Members of the Commission suggested that townhomes were more suitable for suburban areas, rather than the more rural Sadsbury Township.

Members of the Commission suggested that other uses, such as an age restricted community along the lines of a Sunrise or a Freedom Village may be of more benefit to the Township, and perhaps more in line with what the Township is looking for. Other considerations were uses like medical and professional offices and rehab facilities.

Members of the public Mr. Clark Faggioli and Mr. Linn Shiller, both of whom live on Compass Road, expressed concern about the increase in traffic that road may receive if the proposed connector road was built.

The consensus of the Planning Commission was that it would not generally be supportive of the proposal, but it would be interested to hear of other proposals that could be worked out within the existing zoning structure.

Announcements, Correspondence and Public Comment

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Stewart, to adjourn the meeting at 8:45pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey