

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

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

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

Absent: Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:00pm, followed by a moment of silence and the Pledge of Allegiance. Mr. Lymberis made a motion, seconded by Ms. Heineman, to approve and adopt the minutes of the meeting held on June 9, 2021. With no amendments or questions, the motion passed unanimously.

Mast Property Sketch Plan

Mr. Harold Mast, accompanied by Mr. Brian Nagle of MacElree Harvey, sought input from the Planning Commission on a sketch plan for a proposed age-restricted development on properties along Octorara Trail north of US-30. The proposal included the connector road previously detailed in the minutes of the June 2021 meeting.

The sketch plan showed an assisted living-type facility on the western portion of the tract, and the eastern portion included three (3) buildings containing age-restricted independent living units. Complementary businesses that might be associated with the property were also envisaged, although no details were provided. The proposal contained many of the suggestions put forward by members of the Planning Commission in the June 2021 meeting, particularly in regard to some of the uses the Commission members had considered for the western part of the Township. Some of these uses would seem to align with those planned for the proposed Western Gateway District, and it was thought that perhaps that District might be extended to cover some additional properties that include the properties being discussed. Mr. Lymberis suggested that perhaps the best approach to enable this concept and its proposed use and/or uses (and for those uses not covered by the Western Gateway District, if in fact that becomes the underlying zoning district) an "age-restricted overlay district" be created. He also suggested that it would seem prudent that the overlay district would require a conditional use in order for the neighbors to weigh in on a land development plan, and allow for the Board of Supervisors to impose conditions.

Parking was discussed, with the sketch plan indicating approximately two (2) spaces per unit, which the Commission generally regarded as a little excessive. The connector road was discussed, including the possibility of downgrading it to a walking trail with emergency vehicle access, and perhaps gated access. The Commission recommended a consultation with the Township engineer, who would be more familiar with what the Township might need from the proposed connector.

The consensus of the Planning Commission was that it would be supportive of the direction the proposal was taking. Mr. Nagle indicated that the proposal would be refined in time for a presentation at the next meeting of the Commission.

Valley Township Act 537 Review

The Planning Commission reviewed the proposal, and found no reason to object to it. Mr. Jessey made a motion, seconded by Ms. Stewart, to recommend to the Board of Supervisors that it should not object to the acquisition. The motion passed unanimously.

Chester County Planning Commission's Review of the Western Gateway District

The Planning Commission read the review and agreed with some of the points made. The Commission passed on its comments to the Zoning Ordinance Review Committee.

Announcements, Correspondence and Public Comment

Mr. Jessey announced that the Board of Supervisors had accepted the resignation of Mr. John Ettore. Pending clarification of the required number of members by the Township's legal representative, the Supervisors did not see a need to appoint a replacement. The Commission expressed gratitude for Mr. Ettore's service. With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Heineman, to adjourn the meeting at 8:30pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey