

Meeting of the Sadsbury Township Planning Commission, September 15, 2021

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, September 15, 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. Stewart, to approve and adopt the minutes of the meeting held on July 14, 2021. With no amendments or questions, the motion passed unanimously.

Mast Property Sketch Plan

Mr. Brian Nagle of MacElree Harvey, representing the applicant Mr. Daniel Mast, and accompanied by Mr. Donald Banzhof of Warfel Construction and Mr. Andrew DeFonzo of D.L. Howell & Assoc, Inc., sought to update the Planning Commission on a plan to develop the Mast properties on Octorara Trail north of US-30. The applicant presented an unchanged sketch plan from the one presented in July, but Mr. Nagle explained that Mr. DeFonzo has begun working on the area and bulk numbers for the project. Mr. Nagle sought confirmation that the properties in question would be contained within the proposed Western Gateway District, subject to its adoption by the Township, and members of the Commission were able to confirm this.

The Commission discussed with the applicant specific constraints of the proposal to make sure it fit in with the zoning requirements of the Western Gateway District; however, since those requirements have yet to be fully defined or adopted, it led to a discussion of what those requirements might look like. Such requirements included minimum acreage, unit density, parking spaces, and building height. The Commission was in broad agreement on a number of these requirements, including that any such development be a Conditional Use application with a 20-acre minimum tract size in close proximity, with pedestrian access, to the commercial district, a maximum of 10 units per acre, and a height from 40 to 48 feet.

For the independent living units, the current plan has 180 units at around 8.8 units per acre, with 1.5 parking spaces per unit, which is somewhat less than was being discussed in the July meeting. The Commission asked about visitor parking for both the independent living units and the proposed assisted living facility. Mr. Banzhof, who stated his construction company does a lot of work with senior care providers, said that 1 to 1.5 parking spaces per unit is the normal range and this development would provide 1.5 for the independent living units. Mr. Lymberis noted that parking needs for assisted living fluctuate dramatically, with most occupants not needing spaces except on days such as Mother's Day, when there are many visitors.

Mr. Nagle said that he would prepare some draft language for the Zoning Ordinance Review Committee to consider for the Western Gateway District, and submit it to Mr. Jessey along with a PDF of the sketch plan in time for a September 22nd meeting of the review committee.

The issue of the proposed vehicle access leading to Compass Road was discussed. As currently conceived, it is proposed to be for emergency access only. Concern about flooding was discussed, and also sewage capacity. Mr. Anthony Clark expressed concern about the lack of parking, and suggested that the applicant work closely with the Board of Supervisors. Mr. Michael Bennett asked a question about traffic. Mr. Clark Faggioli asked a question about whether or not the proposed development would be screened by trees. The applicant explained they would try to preserve mature trees, and there would be a screening buffer. Mr. Faggioli expressed concern about any potential additional traffic upon Compass Road. The Commission agreed with Mr. Faggioli that traffic on Compass Road, particularly tractor trailer traffic, continues to be a problem that needs to be addressed by the Township, but did not think the proposed development would add to the problem. Mr. Todd Wilson drew attention to the Township's Comprehensive Plan and the need for it to be updated with numbers reflected in the most recent census. He expressed concern that the proposed development would add more residents when the Township infrastructure might not be able to properly support the residents it already has.

Announcements, Correspondence and Public Comment

Mr. Jessey announced that the Board of Supervisors is exploring the codification of all Township ordinances, which was news met with much approval by all present. With there being no further announcements or public comment, Ms. Heineman made a motion, seconded by Mr. Alcorn, to adjourn the meeting at 8:05pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey