

Meeting of the Sadsbury Township Planning Commission, June 15, 2022

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, June 15, 2022 in the Sadsbury Township Municipal Building.

Present: Mr. John Lymberis, Mr. Simon Jessey, Ms. Amanda Stewart, Mr. Jeremy Alcorn, Mr. Ron Zanoni, and Mr. Clark Faggioli.

Absent: Ms. Jane Heineman, Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:01pm, followed by a moment of silence and the Pledge of Allegiance. Mr. Jessey made a motion, seconded by Mr. Zanoni, to approve and adopt the minutes of the meeting held on May 11, 2022. With no amendments or questions, the motion passed unanimously.

AZ Parkesburg, LLC

Mr. John A. Jaros of Riley Riper Hollin & Colagreco, representing AZ Parkesburg, LLC, appeared before the Commission to seek its recommendation for approval of a Preliminary Land Development Plan to build an AutoZone store at 3373 East Lincoln Highway, Parkesburg, PA 19365. He was accompanied by Mr. William Rountree, a developer representing the applicant, and Mr. Alex Barlow, of D.L. Howell & Assoc., Inc.

Mr. Rountree gave a brief description of the nature of the building, and stated that it was the intention to comply with all the comments from the engineer's review letter. Mr. Lymberis asked about roof utilities, and Mr. Rountree assured the Commission that they would be concealed behind a parapet. Mr. Alcorn asked a question about the walkway to the CVS. Mr. Rountree stated that about half the building is for storage, with the rest for retail space, and that the business is served by a single, weekly tractor trailer delivery during business hours. Oil for recycling is stored inside the building and pumped out by a vacuum truck as needed. Mr. Barlow gave an explanation for the need to seek a waiver for plantings around the building. Mr. Faggioli expressed concerns about historical runoff issues and the existing tiles that were installed on the site years ago. The applicant stated that they were not aware of tiling installed on the site, but represented that during their design, all pre and post-stormwater requirements were met and addressed by the applicant.

The Chester County Planning Commission's letter expressed a desire to see improved pedestrian access with new developments, a view shared by the Township's Planning Commission. Mr. Lymberis sought an agreement from the applicant to provide some sidewalk and worked with Mr. Rountree to identify where the sidewalk would be located. Mr. Lymberis urged the applicant to reach out to the site's owners to try to tie in the sidewalk with other units on the property.

Mr. Lymberis made a motion, seconded by Ms. Stewart, to recommend to the Board of Supervisors that the Preliminary Land Development Plan be given approval, subject to the applicant complying with the recommendations made by the Township's engineer, the Chester County Planning Commission, the Township's lighting consultant and the Township's landscaping consultant, and with the understanding that the applicant agreed to install sidewalk on the south side of the property turning into the AutoZone, attempting to connect the CVS with the Riparian Buffer to the east. The motion passed unanimously.

Chester County Complete Streets Policy

Mr. Jessey gave a brief summary of the intent of the Chester County Complete Streets policy, and the Commission was in broad agreement with its goals. Mr. Lymberis made a motion, seconded by Ms. Stewart, to recommend to the Board of Supervisors that it pass the proposed resolution in support of the policy. The motion passed unanimously.

Announcements, Correspondence and Public Comment

Mr. Jessey briefly summarized where the Township was in the process of adopting the update to the Zoning Ordinance, and there was some discussion about the vision of the Western Gateway District and the hope of making Sadsbury Township more pedestrian friendly. Ms. Michelle Falcone spoke with the Commission about noise coming from the John Rock facility, and about construction-related refuse coming from the Lafayette Square development.

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Mr. Alcorn, to adjourn the meeting at 8:15pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey