

# Meeting of the Sadsbury Township Planning Commission

March 15, 2023

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, March 15, 2023 at 7:00 PM in the Sadsbury Township Municipal Building.

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

Absent: Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:05 PM, followed by a moment of silence and the Pledge of Allegiance.

Mr. Alcorn made a motion, seconded by Mr. Zaroni, to approve and adopt the minutes of the previous meeting. With no amendments or questions, the motion passed unanimously.

Mr. Lymberis temporarily relinquished the chair to Ms. Stewart in order to appear as an applicant.

## 2919 Lincoln Highway Conditional Use Application

Mr. John Lymberis appeared before the Commission to present a Conditional Use Application for review. The applicant wishes to tear down an existing garage structure at 2919 Lincoln Highway and rebuild it within the same footprint, adding a second floor single family detached dwelling.

Mr. Alcorn asked about access to the single family home, and Mr. Lymberis said that there was only one access, but all windows were egress windows that meet the building code. Mr. Jessey asked if there was the possibility of a business being operated out of one or more of the garages. Mr. Lymberis said it was possible, but that was not the intent. The planned use of the garages would remain the same, which is for use by tenants that rent the existing units and the new residential unit located on the property, and for personal storage by the owner. It would be conceivable a future owner might make such a use of it as permitted by its By Right uses, although it would likely involve reopening the Conditional Use process.

Ms. Stewart made a motion, seconded by Mr. Alcorn to recommend to the Board of Supervisors that the Conditional Use Application be approved. With no amendments or questions, the motion passed unanimously with Mr. Lymberis recusing himself.

Mr. Lymberis returned to the chair for the remainder of the meeting.

## **Old Business**

The Planning Commission discussed the proposal by the Board of Supervisors that a gazebo be erected in the open space on the western side of the Sadsbury Square development to honor Jane Heineman's many years of dedicated service to the Township. The Commission unanimously agreed that it sounded like a good idea, but would like the opportunity to review a proper plan for it. Members of the Commission would like to know details such as the location, size, and construction materials of the gazebo. Will the gazebo have a pathway leading to it from the sidewalk, or from the Sadsbury Square parking area? Will the gazebo be lit? Solar-powered lighting was suggested. Who would be responsible for the maintenance of the gazebo and the area around it, and would there be an insurance policy to cover any damage to it? Would the police keep an eye on it? Mr. Zanoni suggested that, depending on the location, it would be a perfect place to put up a "welcome to Sadsburyville" sign that would not be subject to traffic-related damage, and this was supported by all members of the Commission.

## **Comprehensive Plan**

Mr. Jessey distributed copies of the Comprehensive Plan prepared by Ms. Shank, and the Commission had a brief discussion about it and members will be looking at it and giving some thought as to how it could be improved. Mr. Lymberis recommended a comparison with the Comprehensive Plan of Valley Township.<sup>[1]</sup>

## **Announcements, Correspondence and Public Comment**

Mr. Jessey announced that the Town Center signs amendment to the Zoning Ordinance had been adopted by the Township. Mr. Jessey reported that the Township engineer indicated that the AZ Parkesburg and Stottsville Inn applications still had some work to do before being ready for review, and that a forthcoming application for a Sherwin Williams store was to be expected. Mr. Jessey announced that the Township would be holding a Special Meeting of the Board of Supervisors on March 21 at 7:00 PM to consider applications from Wawa and Wendy's at the Sadsbury Commons development.

The problem of noise abatement at the John Rock facility was discussed. Continuous, plainly audible noise is a concern, as is noise related to business activities during the Township's defined "night time" period. Mr. Zanoni said there were federal standards for noise defined by the Environmental Protection Agency.

The Commission is very keen to see the new Zoning Map framed and hung in the usual place, as members and applicants frequently refer to it during meetings.

With there being no further announcements or public comment, Ms. Stewart made a motion, seconded by Mr. Zanoni, to adjourn the meeting at 8:40 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey

<sup>[1]</sup> [https://www.valleytownship.org/sites/g/files/vyhliif6426/f/uploads/comprehensive\\_plan\\_2020.pdf](https://www.valleytownship.org/sites/g/files/vyhliif6426/f/uploads/comprehensive_plan_2020.pdf)