

Meeting of the Sadsbury Township Planning Commission

April 12, 2023

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, April 12, 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 Zanoni, and Ms. Michelle Falcone.

Absent: Mr. Clark Faggioli, Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:07 PM, followed by a moment of silence and the Pledge of Allegiance.

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

Gazebo Project

As requested by the Board of Supervisors, the Planning Commission discussed what form a gazebo in the open space of the Sadsbury Square development might take. The Commission talked about what uses the gazebo would have, where it should be located, how it should be oriented, what size it should be, what materials it should be constructed from, what seating should be provided, where signs should be located, and how pedestrians would reach it and interact with it.

The Commission settled on a “stretched octagonal” shape of 10’ x 20’ with a hipped roof, ringed with a concrete pathway that extends on one side into a 20’ x 20’ patio. A rudimentary sketch of the structural footprint and how it is situated is included below. The structure would have benches down the long sides, and the ends would be closed. The side facing Lincoln Highway would have a “Welcome to the Village of Sadsburyville” sign, and the side facing the open space and the patio would have an “In Memory of Jane Heineman” sign. The patio would feature a couple of picnic tables. Solar-powered lighting would be used to light up the interior of the structure and the welcome sign.

Gazebo location



Sidewalk Recommendation

The Planning Commission has been exploring ways for the Township to improve its pedestrian infrastructure. There are two areas where sidewalks could be constructed that would be of great benefit to the Township.

- The first is a stretch from the Penn Rise property (formerly the winery) to the Cowan Estates development. This stretch consists of just 5 property owners and measures approximately 810 linear feet.
- The second is a stretch from the Witmer property to the corner of Morris Lane. This would again involve just 5 property owners and measure approximately 2,600 linear feet.

Together, these two new stretches would mean the entire length of Lincoln Highway within the village of Sadsburyville would be walkable. Also under consideration could be sidewalk to run south from the Old Wilmington Road traffic light until it joins up with the Sadsbury Park walking trail. While such a plan was previously rejected by property owners, enough time has passed that it would be worth taking the temperature of those residents to see if they would be interested now.

Announcements, Correspondence and Public Comment

Mr. Lymberis gave a report on PennDOT's plans for the US-30 bypass corridor. PennDOT plans to work on the Airport Road interchange first. The hope is that this will reduce much of the traffic passing through the Township.

Mr. Jessey read out an email from a Mr. Scott Wilcher of 2991 Lincoln Hwy:

"The new apartments on 30, still being built have low impact lighting which is great. The Lincoln Crest expansion that is directly behind our property has 61 lights with upward pointing globes that will surely add to light pollution. Why can't they install low impact lighting in the new expansion area. This should seriously be considered."

Since it has been a long time since the Lincoln Crest expansion plan was approved, the Planning Commission would like to recommend to the Board of Supervisors that they have their lighting consultant take another look at the plans to see if advances in lighting over the intervening years might mean a better lighting solution can be implemented that has a lesser negative impact on neighboring properties.

With there being no further announcements or public comment, Mr. Zanoni made a motion, seconded by Ms. Stewart to adjourn the meeting at 9:10 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey