

Meeting of the Sadsbury Township Planning Commission

June 14, 2023

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, June 14, 2023 at 7:00 PM in the Sadsbury Township Municipal Building.

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

Absent: Ms. Amanda Stewart, Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:04 PM, followed by a moment of silence and the Pledge of Allegiance.

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

Sherwin Williams

Mark Mackrecki of PennTerra Engineering, accompanied by Ross Cohen and Kenneth Cohen of Helm Property Group appeared before the Commission to present a land development application for a 5015 sq-ft Sherwin Williams paint retail establishment in Unit 2 of the Buck Run Condominium at 3373 East Lincoln Highway. Members of the Planning Commission were not given plans for this application.

Mr. Lymberis had questions about the traffic flow, parking, and pedestrian access around the building. Mr. Mackrecki talked about the limitations of the site because of its size and grading, and how that impacted traffic and parking. Mr. Zaroni had questions about how trucks would get in and out of the property and received a satisfactory response from the applicant. Mr. Alcorn asked if pedestrian access to the CVS behind the property would be possible, but Mr. Mackrecki explained that pedestrians would have to walk along the west side of the building, and then cross over to the west side of the CVS to get to Lincoln Highway. Mr. Jessey asked if any chemicals such as solvents would be stored on the property, and Mr. Kenneth Cohen said that was not the case. Ms. Falcone asked if any foliage would obstruct the view of anyone driving in or out of the property and received a satisfactory response. Mr. Faggioli asked about drainage and received a satisfactory response from the applicant. Mr. Lymberis asked about the HVAC system, and Mr. Kenneth Cohen explained that they would be partially screened by a parapet on a roof pitched downward from front to back, making them all but invisible. Mr. Zaroni asked a question about the maintenance of the property and received a satisfactory response.

The applicant is seeking a waiver on some lighting components. The CVS property uses 20-foot lighting poles, and so the applicant would like to use the same poles for the Sherwin Williams property, instead of the 25-foot poles specified in the SALDO. The applicant wants to have all-night lighting instead of timed lighting that goes off between 11:00 PM and 7:00 AM. The Planning Commission unanimously agreed with these requests.

Members of the Planning Commission expressed concern about traffic passing in front (the western side) of the building between two rows of parking. Mr. Lymberis suggested that the additional seven (7) parking spaces closest to Octorara Trail that are demanded by the Zoning Ordinance could be held in reserve, with the applicant providing funds in escrow in the event the extra spaces might become needed. A similar approach was taken with the Aerzen USA property some years ago. The Planning Commission and the applicant unanimously agreed with this suggestion. A similar suggestion was put forward for landscape screening on the northern side of the property shared with Unit 4.

The applicant stated that they would make revisions to the plan based on the Commission's comments, as well as comments from the Township's engineer, lighting consultant, and landscaping consultant, and return at a later date with a Preliminary/Final Land Development Application.

Chester County Starter Home Initiative

The Planning Commission discussed Chester County's Starter Home Pilot Project. Members viewed the concept favorably. The only area the Commission was able to identify within the Township where such homes could be built is a property on Valley Road currently zoned I-1 (light industrial).

Workshop Session with the Township Engineer

Mr. Lymberis and Mr. Jessey spoke to the Commission about their May 16 meeting with township engineers David Porter and Nate MacCombie. While the meeting was ostensibly to talk about a sidewalk expansion initiative, the discussion quickly expanded to cover a potential second phase to the Village Enhancement Project that would see substantial traffic, pedestrian and recreational improvements. Mr. Lymberis explained that Mr. Porter was working on a concept plan that the Planning Commission and the Board of Supervisors would be able to review in the future.

Old Business

Mr. Jessey announced that the Board of Supervisors had given permission for Mr. Alcorn to meet with Ms. Tammy Russell to discuss introducing Zoom to Planning Commission meetings.

Mr. Faggioli said he would seek estimates for the gazebo project and present them to the Board of Supervisors at their July meeting.

Announcements, Correspondence and Public Comment

Mr. Jessey announced he would be unable to attend the July meeting. Mr. Lymberis announced he would be unable to attend the August meeting. Other members indicated they may not be available for the August meeting, suggesting it may be difficult to assemble a quorum. With there being no further announcements or public comment, Mr. Alcorn made a motion, seconded by Ms. Falcone, to adjourn the meeting at 9:00 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey