

Meeting of the Sadsbury Township Planning Commission

August 9, 2023

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

Present: Ms. Amanda Stewart, Mr. Simon Jessey, Mr. Jeremy Alcorn, Mr. Ron Zanoni, and Ms. Michelle Falcone.

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

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

Mr. Zanoni 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

Ross Cohen of Helm Property Group appeared before the Commission to present a revised 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. The developer appeared to have resolved most of the comments from the engineering review; however, there were still some outstanding items that needed to be addressed before moving forward:

- With respect to the “7 future spaces” on the western side of the property, the Planning Commission strongly recommends that these spaces be eliminated from the plan completely in order to make traffic flow safer, and further believes that no replacement spaces in an alternative location will be needed. The applicant has stated that they would be happy with this, but if it would mean an appearance before the Zoning Hearing Board, or being required to install them in the future, they would rather just go ahead and install them during construction. The Township’s Zoning Officer will need to provide guidance on this matter.
- A question was raised about whether or not Phase 2 of the development (the CVS being Phase 1) should be split into additional phases since Phase 2 is being developed by multiple entities. The Planning Commission defers to advice from the Township Solicitor on this matter.

- The applicant is seeking a waiver (#5) for the need to install low vegetative screening on the northern side of the property that abuts Unit 4. This was raised in the June 2023 meeting of the Commission, with the suggestion being that Units 3 and 4 should work together on their required screening, if such screening between these two units was proven to be appropriate. The Planning Commission is reluctant to recommend the granting of this waiver unless it comes with a guarantee that any necessary screening is installed as Unit 4 is developed, if deemed appropriate by the Township and its landscaping consultant.

Mr. Jessey made a motion, seconded by Mr. Zaroni, to recommend approval of the Preliminary/Final Plan with 5 of the 6 requested waivers, subject to compliance with any unresolved issues noted by the Township Engineer in his letter dated August 4, 2023, and with the understanding that an alternative solution to waiver #5 concerning the low vegetative screening along the northern side of the property be addressed by an agreement to be determined. The motion passed unanimously.

Announcements, Correspondence and Public Comment

Mr. Jessey made some announcements resulting from the meeting of the Board of Supervisors. The Sadsbury Commons development would be doing business under the name of "The Shoppes of Sadsbury" (including using that name for all signage), and any new land development in the Township should NOT include the word "Sadsbury" in its name.

Also at the Supervisors meeting, Mr. Dave Porter said he would speak to Arcadia about potentially moving a planned walking trail in Sadsbury Park. The Commission looked at the location of the walking trail and its proposed alternatives, agrees that such a trail is highly desirable for the Township and its residents and consistent with plans for more such trails around the Township in the future, and recommends that the trail should remain in the place currently set in the Sadsbury Park development plan.

With there being no further announcements or public comment, Mr. Jessey made a motion, seconded by Mr. Alcorn, to adjourn the meeting at 7:50 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.