

Meeting of the Sadsbury Township Planning Commission

October 11, 2023

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, October 11, 2023 at 7:00 PM in the Sadsbury Township Municipal Building.

Present: Mr. John Lymberis, Ms. Amanda Stewart, Mr. Simon Jessey, 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 7:00 PM, followed by a moment of silence and the Pledge of Allegiance.

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

Sadsbury Park Walking Trail (Folin Street to Green Hill Road)

Ms. Sandra Thomas, a resident of Folin Street from the “Legends” in Sadsbury Park, came before the Commission to oppose the location and existence of a walking trail in Sadsbury Park. Her main issues were the invasion of privacy and the lack of crime and litter enforcement.

Mr. Lymberis spoke about how the Planning Commission takes a broad view of developments in the Township. Mr. Jessey noted the “Legends” were originally going to be townhomes, and so a walking trail connecting to the other townhomes made more sense in the original plan than in the amended plan.

Ms. Vickie Mesley of Folin Street spoke about how buyers were led to believe the “Legends” would be a 55-and-over community, when in fact it is not.

Mr. John McLaughlin of Folin Street had concerns about any walking trail because of the negative impact it would have on what was meant to be a premium property. He raised the issue of dog waste and trash and asked who would maintain the trail.

Ms. Doris Chisolm of Truman Lane spoke about her lack of privacy.

Mr. Lymberis postulated grading on Folin Street properties may have been put in a temporary state with the walking trail in mind.

Ms. Elizabeth Stubblebine spoke about the bad effect a trail would have.

Mr. Jessey asked if a privacy fence would be appropriate, and members of the public said it would ruin the view from the rear of their homes.

Mr. Lymberis proposed that the walking trail be deleted, but that the land at the rear of properties on Folin Street be properly graded.

Ms. Vicki Horan spoke about how happy she was to see residents attend the meeting to raise these issues, and urged them to attend the Supervisors meeting.

Mr. Lymberis made a motion for the Planning Commission to recommend to the Board of Supervisors that the proposed trail be deleted, that the funds be re-appropriated for some other use, and that the rear of the properties on Folin Street be properly graded. The motion carried unanimously.

Meetinghouse Lane Discussion

A letter⁽¹⁾ was read to the Planning Commission by Ms. Theresa Sikoutris of Meetinghouse Lane, on behalf of Ms. Kathleen Santana Greco of 51 Meetinghouse Lane, expressing concern about potential development on properties in the area north of Meetinghouse Lane owned by Mr. Donald Cairns. Since no plan had been presented, the Commission could offer no opinion on any potential development except to explain what By Right uses and Conditional uses the land might have. The Commission urged the Meetinghouse Lane community to reach out to Mr. Cairns.

Township Noise Ordinance Discussion

Due to time constraints, the discussion about a potential new noise ordinance was moved to the November meeting.

Announcements, Correspondence and Public Comment

The Planning Commission would like the Board of Supervisors to consider making either a WiFi printer or a photocopier available for Commission use, due to the frequent need to print multiple copies of supporting materials for meetings.

Mr. Jessey congratulated Mr. Lymberis on being awarded the Joseph G. Filoromo, Jr. Community Service Award for his significant contributions to the mission of the Western Chester County Chamber of Commerce.

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Falcone, to adjourn the meeting at 9:07 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.

[1]

October 11, 2023

Sadsbury Township Planning Commission

2920 Lincoln Highway
Sadsburyville, PA 19369

Dear Planning Commission-

I am writing this letter to be read to you in place of my presence because I had a work commitment that I could not get out of, however, I still wanted to be heard at this meeting. I am inquiring about likely future plans to develop in my neighborhood, specifically right behind my house and here is why.

On June 8, 2022, the owner of the land behind my house, Don Cairn asked of my interest in selling my property, which I have none. He told me he and his brother are interested in building up the farmland into housing and would like to purchase part, if not all, my property to do so. He left me his contact information to contact him with an answer as I was too surprised to say much. After the initial shock and reviewing of the conversation with my husband, I emailed Don and stated I am not interested. I received an email back asking me not to share any if this information with my neighbors. At the time I decided not to as a courtesy to Don and because Don claimed nothing was set in stone.

On July 18, 2022, Don Cairn stopped by again to reiterate his plans to build on his property. He asked me if I would consider selling a sliver instead, 50 ft of my property or so, so he could meet regulations for a street leading into his development. He could not or would not answer whether the units would be rented or owned homes or apartment/condos. Again, I agreed to nothing, other than not mentioning anything to neighbors, which I did not do until the beginning of October because:

1) I found out he bought the lot on the other side of me right under my nose and supposedly has rights to Joe Dudda's property when he dies. I do not know how true this is, however, he is being sneaky.

2) It is in the best interest of all the neighbors to know what is being planned. On May 15, 2023, I was told that one acre next to the highlighted lot that is owned by the church will be sold to Cairn. I received a notice on Friday, September 25, 2023, from West Caln Township regarding an application for rezoning of their township line on the church property going before the township on October 3, 2023, in West Caln. The property Don Cairn is trying to buy from the church will be in Sadsbury Township and he will not have to deal with two townships for zoning and regulations. Several neighbors attended the West Caln township meeting. At this meeting, Don Cairn, his lawyer, and the church pastor presented the sale of the lot as a "charity" event and EMPHASIZED that no developing will be done. I have email proof that he has every intention of building on the land he keeps buying up on Meetinghouse Lane. They also claimed that Sadsbury Township sent them a letter "deferring to West Caln's decision." What letter are they referring to, what is in it, and why hasn't that letter been made public to the residents of Morris/Meetinghouse Lane? West Caln deferred the decision to seek legal counsel. We return October 26, 2023, for a decision.

We do not want a development behind our homes and our small street jam packed with traffic. Morris & Meetinghouse Lane cannot support the traffic that would bring, let alone the headaches of rental properties, if that is what his intentions are. I do not know Don Cairn personally, but from what has been said in the neighborhood, he rented a few properties there in the past and is well known as a slum lord. It will not take much time for the development to turn into slum projects if that is the truth.

In closing, I would like to know what was in the letter West Caln referred to, what, if any, are the intentions of the Planning Commission to allow for the development of land on Meetinghouse Lane and were any one of you aware of this beforehand. I also want to make the township aware of Don's purchasing of the properties around mine. It makes me feel threatened, as if he will find a way to force me out.

Thank you,

Kathleen Santana Greco
Meetinghouse Lane