

Meeting of the Sadsbury Township Planning Commission

May 15, 2024

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, May 15, 2024 at 7:00 PM in the Sadsbury Township Municipal Building.

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

Absent: Supervisor Liaison Mr. John Hanaway.

Mr. Zaroni called the meeting to order at 7:08 PM, followed by a moment of silence and the Pledge of Allegiance.

Ms. Stewart made a motion, seconded by Mr. Lymberis, to waive the reading of the minutes from the previous meeting. Ms. Stewart made a motion, seconded by Mr. Lymberis, to adopt the minutes from the previous meeting. With no amendments or questions, the motions passed unanimously.

AutoZone

This applicant has requested a postponement to the next meeting.

Stottsville Inn

Mr. Charles Gebron, Jr., Esq., of MacElree Harvey, Ltd., representing Mr. Jonathan Raimondo of Regester Associates, Inc. on behalf of The Stottsville Inn, and accompanied by owner Mr. Michael Quinn, came before the Commission seeking a recommendation of approval for a Preliminary Minor Reverse Subdivision Plan at 3512 Strasburg Road.

Mr. Jessey raised a concern that part of the application was based on development that had not had prior approval, and Mr. Gebron explained this was a first step and that any additional development that may follow would be brought before the Board of Supervisors at a later date. Parking and stormwater arrangements were discussed. The Commission reviewed each of the requested waivers with Mr. Gebron, and Mr. Quinn provided additional background information.

Mr. Alcorn made a motion, seconded by Mr. Zaroni, to recommend to the Board of Supervisors that the applicant be granted approval for the proposed minor reverse subdivision, subsequent to action on the requested waivers and conditioned upon addressing all the outstanding comments in the engineering review letter dated May 15 to the satisfaction of the Township Engineer. The motion passed unanimously.

Announcements, Correspondence and Public Comment

Mr. Jessey summarized pertinent news from the previous Supervisors' Meeting for the Commission. He noted that residents had turned out in overwhelming support for a bread-baking business on Octorara Road that had been denied an on-site retail use consistent with the Zoning Ordinance, and that its owners would be seeking relief before the Zoning Hearing Board. He explained that Mr. O'Keefe was still working his way through his review of the SALDO, and so it may yet be a few months before it is adopted. Mr. Jessey also noted the news that the Mattress Warehouse, Supercuts, Chipotle and Aspen Dental all expected to be open later in the month, with Wawa and Wendy's following along in August. In addition, agreements with Chick-fil-A, Starbucks and Target might soon be announced.

There was a discussion about video conferencing. The concern was that the Planning Commission members should not be administering electronic meetings or it might interfere with their duties, although Mr. Alcorn indicated he might be able to assume such a role. Any solution should be as automated as possible.

With there being no further announcements or public comment, Mr. Alcorn made a motion, seconded by Ms. Falcone to adjourn the meeting at 8:20 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.