

Meeting of the Sadsbury Township Planning Commission

August 14, 2024

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, August 14, 2024 at 7:02 PM in the Sadsbury Township Municipal Building.

Present: Mr. Ron Zanoni, Ms. Amanda Stewart, Mr. Simon Jessey, Mr. Jeremy Alcorn, Township Manager Mr. Tony Przychodzien.

Absent: Mr. John Lymberis, Mr. Clark Faggioli, Ms. Michelle Falcone, Supervisor Liaison Mr. John Hanaway.

Mr. Zanoni called the meeting to order at 7:02 PM, followed by a moment of silence and the Pledge of Allegiance.

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

Sketch Plan for Bellaire Building

Mr. Joseph Russella of Howell Engineering presented a Sketch Plan for a proposed new building in the Bellaire Business Center on behalf of CTDI. The proposed building would be located immediately south of the existing CTDI building, with a loading dock on its south side. Mr. Jessey asked about noise from the loading dock, given its proximity to the homes on the north side of Lincoln Avenue. Mr. Russella explained that the area is behind a high berm topped with significant vegetation that would block the view of the dock and keep the noise down to a minimum. Mr. Jessey suggested that the building orientation could be changed to move the loading dock to the eastern side, but this orientation would lead to a less attractive presentation for the front of the building. Mr. Zanoni asked if the loading dock could be covered, and the response was that at this early stage the idea was to keep the building as flexible as possible so that prospective tenants can choose between a drive-in door or a dock. Ms. Horan pointed out that on other developments, developers have given assurances about things like noise levels that have not ultimately been followed. Mr. Russella said the building would be compliant with any Township noise regulations.

Sadsbury Commons

Mr. Michael Gill of Buckley Brion McGuire & Morris appeared before the Commission on behalf of the Sadsbury Commons project. Accompanying him was Mr. Cory Christian of Bohler Engineering, Mr. Kent Silvers of Sadsbury Commons (Provco) and Mr. Jeffrey McClintock of PH&C. Mr. Gill presented a preview of an upcoming request for Final Land Development approval for Sadsbury Commons Phase 3 that is anticipated to feature a 29,000 square foot space for a Target store. Mr. Gill explained that what was previously envisaged as two separate buildings would now be a single building which would follow the architectural design standards that were established as part of the Conditional Use process to make sure the design was visually appealing. Mr. Gill drew attention to a key change in the building setback at the rear of the proposed Target store that would move it from 150 feet to 100 feet, remaining in compliance with the Zoning Ordinance. In order to mitigate the impact of this change and minimize any noise that could affect residents of Hershey Lane, the loading dock of the proposed building has been moved to the northern side of the building.

Todd Wilson

Mr. Todd Wilson had a discussion with the Commission about zoning with respect to his property at 33 Octorara Road and the R1 Residential Zoning District in general. Mr. Wilson suggested a change could be made to R1's Use Regulations* that would grant a by-right accessory use for Accessory Dwelling Units. Mr. Jessey expressed concern that changing the Zoning Ordinance to allow for such a use could lead to many unexpected or unintended consequences for R1 properties that may not fit in with the Township's vision for the future of the municipality. Mr. Jessey offered to investigate the possibilities, and Mr. Zaroni offered to assist.

* See Article V § 129-502 of the Zoning Ordinance - <https://ecode360.com/38432634#38432634>

Announcements, Correspondence and Public Comment

Much of the meeting involved discussion about noise coming from industrial or commercial activity adjacent to residential properties, so the Planning Commission sought to urge the Board of Supervisors to pass the proposed update to the Noise Ordinance that was submitted to the Township in April. Mr. Przychodzien drew Mr. Jessey's attention to a possible grant to assist in paying for the Comprehensive Plan Review. The Commission discussed the possibility that the September 11 meeting would need to be delayed until September 18 to make sure there was a quorum.

With there being no further announcements or public comment, Mr. Alcorn made a motion, seconded by Ms. Stewart to adjourn the meeting at 9:05 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey