

Meeting of the Sadsbury Township Planning Commission

June 12, 2024

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, June 12, 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, Township Manager Mr. Tony Przychodzien.

Absent: Mr. Clark Faggioli, Supervisor Liaison Mr. John Hanaway.

Mr. Zaroni called the meeting to order at 7:01 PM, followed by a moment of silence and the Pledge of Allegiance.

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

AutoZone

Mr. Bill Rountree and Mr. Keith Marshall of D.L. Howell came before the Commission seeking a recommendation of approval for Final Land Development of an AutoZone retail establishment at 3373 East Lincoln Highway. Mr. Marshall gave a brief presentation to the Commission describing the intentions for the development and provided reassurances that comments from the Township's consultants would be resolved to their satisfaction. Mr. Zaroni and Mr. Lymberis quizzed the applicant about the stormwater handling, particularly with respect to a waiver request over the diameter of an orifice in the outlet structure being reduced from 3 inches to 1 inch. Looking forward to any change of use that might be contemplated in the future, Mr. Lymberis asked about the provision of parking spaces. Mr. Alcorn noted the welcome addition of a sidewalk along Lincoln Highway, which satisfied a request from the Commission at a previous meeting with the applicant.

Mr. Alcorn made a motion, seconded by Ms. Stewart, to recommend to the Board of Supervisors that the applicant be granted approval for Final Land Development, subsequent to action on the requested waivers and conditioned upon addressing all the outstanding comments in the engineering review letter dated June 7, 2024 to the satisfaction of the Township Engineer, the comments from the Township Landscaping Consultant in the review letter dated June 2, 2024, and the comments from the Township Lighting Consultant in the review letter dated March 29, 2024. The motion passed unanimously.

SALDO

Mr. Jessey informed the Commission that it would soon be required to review the new Subdivision and Land Development Ordinance, and that due to the temporary hiatus of the Ordinance Review Committee it would be given responsibility for incorporating notes from the Township's solicitor.

Comprehensive Plan

Mr. Jessey passed along documents provided by Mr. Przychodzien that had come from the County that pertained to West Sadsbury Township's draft for their new Comprehensive Plan. It was agreed that the new plan was very well put together, and would provide a useful blueprint for Sadsbury Township's new plan.

Announcements, Correspondence and Public Comment

Mr. Jessey summarized pertinent news from the previous Supervisors' Meeting for the Commission. He noted that the Commission would not be needed for any review of the Stottsville Inn Reverse Minor Subdivision application that would enable the patio to be used.

Mattress Warehouse, Supercuts, Chipotle and Aspen Dental are all now open. Wawa is expecting to open on August 22, and Wendy's will follow soon after. The Township Engineer is working with Sadsbury Commons on a plan to resolve drive-thru issues with a potential Chick-fil-A and Starbucks, perhaps with a Phase 2 and 3 boundary adjustment.

Mr. Jessey announced that he will not be able to give the Planning Commission report at the July meeting of the Board of Supervisors, but would write it up and possibly present it via Zoom. He further announced that he would be unable to attend the July meeting of the Commission.

Mr. Przychodzien announced the sad passing of Mr. Lynn Hanaway.

With there being no further announcements or public comment, Mr. Alcorn made a motion, seconded by Ms. Stewart to adjourn the meeting at 7:45 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.