

Meeting of the Sadsbury Township Planning Commission

September 18, 2024

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, September 18, 2024 at 7:02 PM in the Sadsbury Township Municipal Building.

Present: Mr. Ron Zanoni, Ms. Amanda Stewart, Mr. John Lymberis, Mr. Simon Jessey, Mr. Clark Faggioli, Township Manager Mr. Tony Przychodzien.

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

Sadsbury Commons: Final Land Development

Mr. Michael Gill of Buckley Brion McGuire & Morris appeared before the Commission on behalf of the Sadsbury Commons project. Accompanying him was Mr. Kent Silvers of Sadsbury Commons (Provco). Ms. Alison Mathern and Mr. Jeffrey Butcher were also present to represent a proposed Target store. The applicant sought Conditional Final Land Development approval for Sadsbury Commons Phase 3. Members of the Commission asked the applicant a few questions concerning appearance, screening, the location of air conditioning, pedestrian movement through the development, and the configuration of the phases. All responses from the applicant were satisfactory, with additional clarification being provided by Township Engineer Mr. Dave Porter.

Mr. Jessey made a motion, seconded by Mr. Lymberis, to recommend to the Board of Supervisors that the applicant be granted Conditional Final Land Development approval for Sadsbury Commons Phase 3, subject to compliance with any comments made by the Township Engineer, the Traffic Consultant, the Lighting Consultant and the Landscaping Consultant. The motion passed unanimously.

SALDO Review: Articles I & II

Members of the Commission attempted to review Articles I & II of the final draft of the updated Subdivision and Land Development Ordinance (SALDO). Because of some issues with in-document references to older appendices, and issues reconciling definitions that differ between the SALDO and the Zoning Ordinance, it was determined that it would be necessary for members of the Commission to meet with a planning consultant, the Township engineer, and the Township's legal representative to determine how to close out the review.

Announcements, Correspondence and Public Comment

With there being no further announcements or public comment, Ms. Stewart made a motion, seconded by Mr. Lymberis, to adjourn the meeting at 9:30 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey