

# Meeting of the Sadsbury Township Planning Commission

October 9, 2024

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, October 9, 2024 at 7:01 PM in the Sadsbury Township Municipal Building.

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

Absent: Mr. John Lymberis, Supervisor Liaison Mr. John Hanaway.

Mr. Zaroni called the meeting to order at 7:00 PM, followed by a moment of silence and the Pledge of Allegiance.

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

## US-30

The Planning Commission talked about the recent proposals by PennDOT to alter the terminus of the US-30 Bypass. Members of the public, chiefly residents of Compass Road, were involved in the discussion. It was determined that PennDOT's "Revised Alternative R2" was the most preferred of the two options; however, all agreed that the proposed connector road to Compass Road should be eliminated in favor of a westbound deceleration lane on US-30 for drivers to make a safe right turn on to Compass Road in its current configuration. It was felt this would discourage drivers from using Compass Road as a short cut to Route 10, especially as such a short cut would be recommended by a GPS system. Compass Road is unsuitable for the level of traffic it already carries and cannot support more. The second of the three alternatives for access to Quaker Road was preferred, assuming the adjacent homeowner is happy with it. Members of the Commission planned to attend PennDOT's October 30 meeting to make a case for this change.

## Date Selection

Members of the Commission checked their calendars and stated that the evenings of December 10<sup>th</sup> or December 12<sup>th</sup> would be preferred for dining with the Township.

## **SALDO**

Mr. Przychodzien said that in the event of conflict, Zoning Ordinance definitions supersede any SALDO definitions. The Commission thinks it makes sense to reconcile the two sets of definitions and pass an Amendment to the Zoning Ordinance that incorporates SALDO-related aspects of the definitions, then have the SALDO point to the Zoning Ordinance for those definitions. Mr. Jessey suggested that the Commission should check with the Township's legal representative to make sure it is okay to do this.

## **Todd Wilson**

Mr. Todd Wilson asked if there had been any comment on a letter he sent to the Township outlining his idea that some low density R1 properties should be able to have accessory dwelling units. The Township had not shared this letter with the Commission or discussed its content, although the Commission was aware of it from prior discussions with Mr. Wilson.

Currently, adding an accessory dwelling unit in R1 is only possible if granted a variance. The Commission will consider whether or not this makes sense, and if so it will make a recommendation to the Supervisors about a possible Zoning Ordinance Amendment that would make this possible.

## **Announcements, Correspondence and Public Comment**

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

Respectfully submitted by Simon Jessey