

Meeting of the Sadsbury Township Planning Commission

February 12, 2025

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, February 12, 2025 at 7:00 PM in the Sadsbury Township Municipal Building.

Present: Mr. Ron Zanoni, 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. David Reynolds.

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

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

CTDI Project

Mr. Alex Barlow of Howell Engineering came before the Commission with a Preliminary/Final Land Development plan for a 125,000 square foot warehouse building at 195 Washington Lane on behalf of CTDI. The plan included a request for a waiver from the requirement to make separate Preliminary Plan and Final Plan submissions, and a request for a waiver from the requirement to provide a 25-tract perimeter buffer along Old Wilmington Road. The Commission asked questions about tractor trailer movement, landscaping, lighting and storm water management.

The Planning Commission opted to withhold a recommendation for approval until the Township Engineer finished an updated review of the plan. The Township may need to seek an extension from the applicant.

SALDO

Mr. Jessey reported to the Commission that he had been working on tidying up the draft of the SALDO, presented some updates and recommendations related to Article II "Definitions", and talked about the need to tidy up some internal references and the Appendix. Mr. Jessey would like time with the Township Engineer and Township Legal Advisor to try to wrap up the remaining issues. Of particular concern is the poor quality of figures represented in the Appendix.

Announcements, Correspondence and Public Comment

Mr. Jessey updated the Commission on current developments in the Township. These included administrative delays to the AZ Parkesburg project and weather-related delays to Sadsbury Commons construction. One of the Sadsbury Commons pads will likely be a Chase Bank. The Commission was informed that the Township's Legal Advisor needed to substantially rework the noise ordinance and that it would take some time before that would be moving forward.

The Commission expressed concern that it has worked hard on various ordinances and recommendations without receiving the expected backing from the Township. On many occasions, responses to requests for expert guidance have either been slow or nonexistent.

The Commission would like to remind the Supervisors that it is an appointed body of Township residents. The Commission relies heavily on Township consultants for specialist technical and legal advice when reviewing planning applications and updating ordinances.

With there being no further announcements or public comment, Ms. Stewart made a motion, seconded by Mr. Lymberis, to adjourn the meeting at 8:25 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.