

Meeting of the Sadsbury Township Planning Commission

March 12, 2025

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

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

Absent: Mr. Ron Zanoni, Mr. Jeremy Alcorn, Supervisor Liaison Mr. David Reynolds.

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

Mr. Lymberis made a motion, seconded by Mr. Faggioli, to waive the reading of the minutes from the previous meeting. Mr. Lymberis made a motion, seconded by Mr. Faggioli, 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, a request for a waiver from the requirement to provide a 25-tract perimeter buffer along Old Wilmington Road, and a request for a waiver from the requirement to provide low vegetative screens around the outer perimeters of parking lots and trash enclosures.

The Commission asked questions about the change from 50,000 to 6,000 square feet for the office space dimensions, the need for so many parking spaces for such a need, and whether or not some of these spaces could be landscaped until they were needed. The Commission asked questions about the walkway and traffic movement.

Mr. Jessey made a motion, seconded by Mr. Lymberis, to recommend to the Board of Supervisors that the Preliminary/Final Land Development plan be approved, subject to compliance with review letters from the Township Engineer, the Traffic Consultant, the Landscaping Consultant, and the Lighting Consultant, and that the three requested waivers also be granted, and with the condition that if the proposed 6,000 square feet of office space should increase, the applicant would need to revisit the traffic impact assessment and fees. The motion passed unanimously.

Sadsbury CSG 1 LLC Solar Project

Ms. Jennifer Johnson of Flaster Greenberg, accompanied by Mr. Jacob Epstein of Dimension Energy and Mr. Christian R. Watts, P.E. of Mid-Penn Engineering Corporation, came before the Commission to present a Conditional Use plan to install a ground-mounted 3 megawatt solar array at 2108 Valley Road. The lot is zoned I-1 (Light Industrial).

The Commission informed the applicant that it was likely that the proposal would need to go through some sort of land development application. The Commission asked questions about fencing, screening (with respect to glare), security and emergency access.

Mr. Jessey made a motion, seconded by Mr. Lymberis, to inform the Supervisors that the Planning Commission had no objections to this proposal. The motion passed unanimously.

Vision Partnership Program

The Commission discussed a grant program currently being offered by Chester County for initiatives that aligned with Chester County Planning Commission's *Landscapes3* plan. The sense of the members is that the Commission encourages the Township to seek any available grant monies that may be available, as long as obtaining them does not cause timing constraints.

Announcements, Correspondence and Public Comment

Mr. Jessey updated the Commission on current developments in the Township. In their March meeting, the Supervisors had authorized the Planning Commission to setup a meeting with Dave Porter and Max O'Keefe for the purposes of finishing off the SALDO update. Mr. Jessey informed the Commission that work had commenced to repair the bridge on PA-82 Doe Run Road just south of its intersection with PA-841 North Chatham Road, with it expected to remain closed until at least July. Mr. Faggioli asked Mr. Przychodzien if he had any news about PennDOT developments, and there was a discussion about the traffic flow around Sadsbury Commons.

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Ms. Falcone, to adjourn the meeting at 8:30 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.