

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes
Regular Monthly Meeting – July 10, 2007

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, July 10, 2007 in the Sadsbury Township Municipal Building Board Room.

Commission Members in attendance:

Theodore Claypoole, *Chair*
John Lymberis, *Vice Chair*
Jay Gregg, *Secretary*
Stephanie Silvernail, *Supervisors Liaison*
Susan Franco
Carlyle Rivers

Also in attendance: Dale Hensel, *Chair, Board of Supervisors*

Mr. Claypoole called the meeting to order at 7:30 pm, and led the assembly in a moment of silence and the Pledge of Allegiance.

REVIEW OF PRVIOUS MEETING and APPROVAL OF MINUTES

A draft copy of the June 12 meeting minutes was previously distributed to Commission Members. Mr. Gregg distributed a revised copy with one omitted comment from Ms. Franco, and then opened the floor for other corrections to the Minutes.

MOTION by Mr. Lymberis, seconded by Mr. Rivers: The Sadsbury Township Planning Commission approves the Minutes of the June 12, 2007 meeting as amended.

MOTION APPROVED by unanimous vote of the Commission.

OLD BUSINESS

PROJECT/APPLICANT: D & S Developers, LLC, proposed commercial/flex space development

Represented by Christopher Frantz, attorney for the applicant; Michael Sodl, P.E., Wilkinson & Associates; John Smith, D & S Developers, LLC

Applicant is seeking recommendation for approval of final land development plan.

Mr. Frantz stated that the applicant is communicating with Pomeroy Fire Company Chief Jeff Sellers to clarify requirements and seek input on fire protection requirements related to comments in Township Engineer's July 7 review letter.

Applicant acknowledges that recommendations and/or approvals at this time must be conditioned on unresolved issues outlined in the July 7 review letter, and all relevant parties are communicating to reach acceptable resolution.

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Ms. Silvernail asked if the Applicant was still seeking a waiver on size of handicapped accessible parking spaces, and if Applicant would be willing to plant a greater number of trees than detailed on landscaping plan to replace the mature shade trees that will be removed for construction?

Mr. Frantz clarified that the Applicant was requesting the parking space waiver, and was willing to plant additional trees to replace trees being removed.

MOTION by Mr. Claypoole, seconded by Ms. Franco: The Sadsbury Township Planning Commission recommends that the Sadsbury Township Board of Supervisors approve the final land development plan submitted by D & S Developers, LLC, titled “Proposed Commercial Development” dated October 7, 2004, last revised May 11, 2007, conditioned upon the following:

- 1. Applicant will satisfy/resolve all open issues contained in Township Engineer’s review letter dated July 6, 2007;***
- 2. Applicant’s request for waiver from SALDO Section 1305.C.6.b to construct handicapped designated parking spaces less than 20 feet in length is recommended for approval conditioned on the Applicant’s escrowing for and subsequent planting of 12 shade trees in addition to the submitted proposed landscape plan, size and location of said trees to be determined by Township Board of Supervisors;***
- 3. Applicant will receive any and all necessary approvals from outside agencies.***

MOTION APPROVED by unanimous vote of the Commission.

NEW BUSINESS

PROJECT/APPLICANT: AIM Development Corp./Bellaire Business Center Lot 29A

***Lot line change & Preliminary Land Development Plan – Light Industrial
Represented by Joe Russella, Project Manager & Bryan Kulakowsky, P.E.,
Project Engineer, D.L. Howell; Terry Muto, AIM Development Corporation***

Mr. Russella: Lot 29A is south of Keystone Helicopter facility, with frontage on G. O. Carlson Drive, and Washington Lane (water tower site); also borders Bellaire Phase III.

The lot line change will facilitate construction of a proposed building to face Carlson Drive, and facilitate the separation of employee/office traffic from truck traffic.

Existing planting buffers will be maintained/replanted as part of construction.

Applicant has received necessary approvals/waivers from Chester County Conservation district and Federal Aviation Administration.

Applicant is seeking simultaneous approval for lot line change and preliminary land development plan, although separate documentation has been submitted due to preference of Township Engineer. Plans have been submitted to Township Engineer, have not yet received comments or a review letter.

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Ms. Silvernail stated that Applicant's clock date starts as of today, assuming the Township Engineer certifies that the application is complete.

Ms. Silvernail asked if Keystone Helicopter has plans for expanding their operations/facilities, and is this proposed building for them?

Mr. Russella stated that the Applicant has discussed future needs plans with Keystone; Keystone could be looking for additional space at some time. While this building is certainly in a perfect site for such expansion, the proposed building has not been planned specifically/exclusively for Keystone Helicopter.

Ms. Silvernail inquired about plan comment 1d, related to future development of lots 33 – 36. Mr. Muto clarified that this proposed lot line change was not related to future development in lots 33 – 36, this note was included to clarify that.

Mr. Russella stated the Applicant plans to appear at August Planning Commission meeting to request recommendation for approval of lot line change and preliminary land development plan.

Ms. Franco inquired about plan note 15 related to future connection to Old Wilmington Road. Mr. Russella responded that this not carried over from original subdivision plan, and that a proposed connection to Old Wilmington Road is not being pursued at this time, Applicant did not want to give impression of removing notes in plan updates/revisions.

Ms. Franco recommended that any future intersection of Old Wilmington Road and Carlson Drive should be included in the current Act 209 study.

ANNOUNCEMENTS and CORRESPONDENCE

No announcements

Mr. Lymberis inquired if letters to the Board of Supervisors summarizing Commission meetings should be attached as an official part of Minutes. Mr. Claypoole responded that it was not necessary if the letters pull decision language directly from the Minutes.

MOTION TO ADJOURN

With no further business before the Commission, Ms. Franco moved to adjourn the meeting, seconded by Mr. Claypoole.

MOTION APPROVED by unanimous vote of the Commission at 8:12 pm.

Respectfully Submitted
Jay M. Gregg, *Secretary*
Sadsbury Township Planning Commission

approved August 14, 2007