

The regular work meeting was called to order on August 9, 2005 at 7:30. Present were:

Tony Przychodzien, Chairman  
Jane Heineman  
George Dalmas  
Dale Hensel  
Jay Gregg  
Matt Arnoldy, Recording Secretary

The minutes of the July 12, 2005 regular meeting were read and approved.

It was discussed that the next regular work meeting would be held on Monday, September 12, 2005. It was also mentioned that a meeting would be also held on August 27, 2005 at the Township Solicitor's office with Tony Przychodzien and Tom Lowry to discuss the overall procedure for processing land development plans.

Members representing Lionville Systems discussed the Township Engineer's review letter dated July 29, 2005 for their proposed building on Lot 14A of the Bellaire Business Center. A sketch showing the proposed landscape buffering was presented. Upon their request, members of the Planning Commission were also shown a proposed elevation rendering of the building. Tony Przychodzien made a motion to approve the final plan for Lionville Systems based on the completion of all outstanding items from Mr. MacCombie's July 29, 2005 review letter, and all other government approvals.

Members representing Rampmaster were present to discuss the Township Engineer's review letter dated July 7, 2005. Brief discussions were held regarding construction safety and Rampmaster's plans to abandon their on lot septic system, and then connect to public sewer. Tony Przychodzien made a motion to approve the Final Land Development Plan for Rampmaster based on the completion of all outstanding items from Mr. MacCombie's July 7, 2005 review letter and all other government approvals.

Christie Flynn of Arcadia provided an update for Sadsbury Park. She presented a sketch showing the newly designed storm water pond in Phase I. The bike trails and a retaining wall proposed at the border with Quarry Ridge were also discussed. Arcadia will be back at the September Planning Commission meeting with more information.

Joe Russella provided information on the status of Grateful Dog Enterprises. The plan has been re-submitted to the Township incorporating the suggested changes from the June 17, 2005 Township Engineer's review letter. Mr. Russella also explained the landscaping buffering, which he pointed out exceeds the design criteria found in the current Township Ordinance. He offered to bring in an overall plan of the Bellaire Business Center, showing how the buildings and landscaping will eventually blend together. Grateful Dog will be back to the Planning Commission once they have a new review letter from Mr. MacCombie.

Members representing Total Systems Design briefly provided an update of their Land Development Plan, as they are awaiting a review letter from the Township Engineer. Dale Hensel inquired as to when a traffic study would be appropriate to complete.

Arcadia and DL Howell & Associates provided a status of the Sadsbury Township Municipal Complex development plan. The site was re-designed to incorporate an elevation change between 4 and 6 feet from the original plan. The total number of parking spaces was increased from 39 to 50 spaces. Street trees and perimeter buffering were also provided. A discussion was held about the proposed access to Business Rt. 30 vs. through the industrial park and the potential traffic implications. The applicant is also seeking relief to allow the front setback to be 61'.

After reviewing the Chester County Planning Commission review letter of the Township Ordinance amending a "Manual of Written and Graphic Design Guidelines for Traditional Neighborhood Development", it was determined that the Planning Commission would like to review these documents. The Recording Secretary will draft a letter to the Board of Supervisors requesting a copy of these Design Guidelines.

Dale Hensel handed out to the members of the Planning Commission a draft of the new Sadsbury Township Comprehensive Plan. There will be approximately 90 days to review the document and provide feedback.

Tom Lowry and Dale Hensel suggested the possibility of creating design standards for the C2 Zoning in the Township that has not yet been developed.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy  
Recording Secretary

