

## **SADSBURY TOWNSHIP PLANNING COMMISSION**

Meeting Minutes  
Regular Monthly Meeting, June 13, 2006

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, June 13, 2006 in the Sadsbury Township Municipal Building Board Room.

The following Commission Members were in attendance:

Matt Arnoldy, *Chair*  
John Lymberis, *Vice Chair*  
Jay Gregg, *Secretary*  
Stephanie Silvernail, *Supervisors Liaison*  
George Dalmas

Mr. Arnoldy called the meeting to order at 7:30 pm, and opened with a moment of silence and Pledge of Allegiance.

### **REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES**

Minutes of the May 9 Meeting were read by Mr. Gregg. Motion put forth by Mr. Dalmas to approve the minutes with the discussed amendments, seconded by Mr. Lymberis, motion approved by unanimous Commission vote.

### **PROJECT/APPLICANT: Gateway Church**

Represented by Joe Rosella, D.L. Howell Associates.

Initial plan submission 2005, conditional use prior to that. Core Samples from Cowan Rd support road widening. Mr. Lymberis asked if the applicant would connect to public sewer if it becomes available. Mr. Bill McClure, representing Gateway Church, said the applicant would. The applicant will provide the Township Engineer with the wetlands report. Mr. Dalmas asked if final approval would address all issues in Engineer Review Letter, applicant responded yes. Motion by Mr. Arnoldy to recommend preliminary approval on conditioned satisfaction of June 9th MacCombie letter. Mr. Lymberis seconded the motion, motion approved by unanimous Commission vote.

### **PROJECT/APPLICANT: Keystone Helicopter**

Represented by Joe Rosella, D.L. Howell Associates.

Courtesy appearance to update status. Original plan was approved; plan has been amended by changing size of two buildings. Paint facility will incorporate all required storage and ventilation features. Supervisors have approved a final approval only revision process since overall project has not changed in regards to land development.

### **PROJECT/APPLICANT: D & S Developers**

Represented by Mike Sodl.

Plans submitted to Township Engineer, PennDOT, Zoning Officer Lowry. Township Solicitor has determined that project plan was originally submitted prior to current sewer requirements ordinance.

Waivers requested - Mr. Lymberis noted no other plans have needed these.

Has approached home across from driveway, offered additional screening, no agreement has been made.

Mr. Lymberis stated that Township Engineer communicates suitability of approval clearly such recommendation has not been included in any correspondence so far received.

**PROJECT/APPLICANT: Chester County Airport/Delta Airport Consultant**

Represented by Dave Jones, Delta Airport Consultants.

Primarily courtesy/informational appearance, waiting for response from Township Engineer.

Hope to be on agenda next month.

Mr. Lymberis asked if we are current on all clock dates. Ms. Silvernail stated she has contacted projects approaching deadlines to put us in line as we need.

**PUBLIC COMMENT:**

Has new Zoning Officer been hired? Ms. Silvernail said applications are being accepted, firms being reviewed. Hope to make a decision for next supervisors meeting.

**PLANNING COMMISSION VACANCIES**

Commission met with candidates for current vacancies. Meeting remained open/public; candidates were asked if they would voluntarily agree to step out of the room while the candidates were interviewed, all candidates agreed to do so.

Motion by Mr. Lymberis to recommend that Board of Supervisors appoint Theodore Claypoole to serve remainder of term vacated by Jane Heineman, Carlyle Rivers to serve remainder of term vacated by Stanley Przychodzien. Motion seconded by Mr. Gregg, approved by unanimous Commission vote.

**MOTION TO ADJOURN:**

With no further business before the Commission, Mr. Gregg moved to adjourn; seconded by Ms. Silvernail, motion approved by unanimous Commission vote.

Respectfully submitted,

Jay M. Gregg  
Secretary  
Sadsbury Township Planning Commission