

The Sadsbury Township and Valley Township Joint Planning Commission Meeting was called to order on January 17, 2006 at 7:00. Present from Sadsbury Township were:

Tony Przychodzien Chairman
Jane Heineman Vice-Chair
Stephanie Silvernail
Jay Gregg
John Lymberis
Matt Arnoldy

- Introductions of the Planning Commissions, consultants, and attending members of the public took place.
- Mr. David Jones of Delta Consultants provided a brief description of the project: The Airport plans to add the South Apron, which will add spaces for 48 aircraft on the southwest side of the airport property. Parking spaces for 48 automobiles will also be provided. It was explained how Rockdale Drive would need to be re-located, and the initial traffic generated by this project would be approximately 6 vehicles per day.
- Mr. Przychodzien asked about security cameras in the area. Mr. Jones replied that the camera system was priced in, but the state is pushing to remove due to the one million dollar cost.
- Mr. Jones brought up the fencing of the parking area, since both Township Planning Commissions have different ideas. The tenant's aircraft will be fenced in the area with access gates.
- The building timeframe for the project is to start construction late fall and finish by the end of 2007.
- Vic Kelly from Commonwealth Engineering provided a brief description of Valley View. He explained that the main issue at this point in the approval process is to determine whether the traffic leaving the industrial site will exit through Washington Lane or through Bellaire Business Park. Keystone Foods is already an equitable owner of one of the lots, and is proposing to build a distribution center. Mr. Kelly explained that the Sadsbury Township consultants requested that they provide a traffic study to explore the impact of this development to Washington Lane, which they have provided. He also presented a sketch of the project.
- Mr. Jones provided more detail regarding the Airport Master Plan schedule. He explained that once the runway is relocated, it would extend 400' to the west. The airport also owns a piece of land West of Washington Lane. Once the runway is constructed, Washington Lane will be severed. The timeframe for the runway expansion is between 2010 and 2011.
- Members representing All County Partnership explained that they want to make sure that their investment is directed properly; to either Washington Lane or the connector road through the Bellaire Business Center.

- Mr. Przychodzien expressed concerns about the roadway system through Pomeroy Heights and south on Old Wilmington Road.
- Doug Doratt asked about the build-out timeframe for Valley View. He also asked how many residential units were proposed for the development? The applicant replied there would be 30-35 Single Family Detached homes and approximately 65 Townhouses. It was explained that the residential was included in the traffic study.
- Regarding the traffic study, it was discussed that traffic could be limited, possibly to “one-way” on Hoffman Avenue. Stephanie Silvernail expressed concerns over traffic in the Pomeroy Heights area.
- Jane Heineman suggested that both Washington Lane and the connector roads be improved, and she expressed concerns that all of the truck traffic will be utilizing the Sadsbury Township road system, while the majority of the tax revenue will be going to Valley Township.
- John Lymberis inquired if Valley Township requires two access roads into a residential development? Members of Valley Township responded that it is in fact required. Mr. Lymberis suggested making Hoffman Avenue a one-way street to control traffic.
- Mr. Przychodzien inquired about the possibility of integrating the connector road to Rockdale Road. The applicant explained this wouldn’t be possible.
- Dale Hensel inquired about re-zoning the remaining Bone Tract from R2 to Industrial. It was explained that due to the topography, Industrial was not a practical use for the land.
- The applicant asked for the direction from the Planning Commissions as to which option to proceed with? Jane Heineman suggested that at least the alternate route to Keystone Foods and the intersection should be improved.
- The most cost effective choice would be to improve the connector roads through the Bellaire Business Center.
- Terry Muto was asked his opinion, and he acknowledged that the Airport will “do what it needs to”. He doesn’t see the connector roads as a positive to the value of the Bellaire Business Center, but he indicated that the roads could handle the proposed traffic.
- In summary, the information will be taken back to the individual Planning Commission meetings and recommendations will be made.
- The participants and public in attendance were thanked and the meeting was adjourned.

Respectfully Submitted,

Matt Arnoldy
Recording Secretary

