

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes
Regular Monthly Meeting – October 10, 2006

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, October 10, 2006 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*
George Dalmas
Susan Franco
Carlyle Rivers

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

Mr. Gregg read a Summary of Actions for the September 12 meeting. Full Minutes of the meeting were previously distributed to Commission Members. Mr. Gregg opened the floor for corrections to the Summary of Actions and/or Minutes.

MOTION by Mr. Dalmas, seconded by Mr. Claypoole: ***The Sadsbury Township Planning Commission accepts the Minutes and Summary of Actions of the September 12 meeting with corrections.***

MOITION APPROVED by unanimous vote of the Commission.

NEW BUSINESS

PROJECT/APPLICANT: Natural Lands Trust, seeking preliminary/final subdivision approval.

Represented by Jack Stefferud, Regional Land Preservation Director.

Natural Lands Trust (NLT) is adding property to its Sadsbury Woods Preserve through an acquisition; in doing so NLT wishes to subdivide the property seller's driveway and associated frontage from the parcel being purchased, so that landowner will retain the driveway. An Agreement of Sale is in place, NLT is the equitable owner of the property in question.

MOTION BY Mr. Lymberis, seconded by Ms. Franco: The Sadsbury Township Planning Commission recommends Preliminary/Final Approval of the subdivision requested by Natural Lands Trust, contingent upon:

1. receipt of written recommendation of approval from Sadsbury Township Engineer, and;

2. receipt of written recommendation of approval from Chester County Planning Commission.

MOTION APPROVED by unanimous Commission vote.

OTHER BUSINESS

Washington Lane Traffic Study

Ms. Silvernail outlined options for Washington Lane as described in the recent Traffic Study.

Mr. Dalmas noted that the streets in Pomeroy Heights are extremely underdesigned for heavy traffic volume and truck traffic.

Supervisor Chair Dale Hensel noted that the roads in Belleaire Business Park were likely constructed with a 15 year life expectancy.

Ms. Silvernail will make arrangements for a meeting to discuss the Traffic Study in detail.

David Jones, Delta Airport Consultants for Chester County Airport, sees likely increase in traffic in Washington Lane corridor to be commercial and truck traffic – believes that connecting through Belleaire Business Park to be the best available alternative.

ANNOUNCEMENTS and CORRESPONDENCE

Flood Plain Overlay Ordinance was approved at last Township Supervisors Meeting, will be added to Township ordinances.

MOTION TO ADJOURN

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

MOTION APPROVED by unanimous vote of the Commission.

Respectfully Submitted

Jay M. Gregg, *Secretary*

Sadsbury Township Planning Commission

accepted November 14, 2006