

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes
Regular Monthly Meeting – November 14, 2006

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, November 14, 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

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

Mr. Claypoole called the meeting to order at 7:37 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 October 10 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. Lymberis, seconded by Mr. Dalmas: The Sadsbury Township Planning Commission accepts the Minutes and Summary of Actions of the October 10 meeting as corrected.

MOITION APPROVED by unanimous vote of the Commission.

NEW BUSINESS

ACT 537 PLAN UPDATE

Stan Corbett, Pennsylvania American Water Company, appeared to answer questions about updates to Act 537 Plans.

Township Engineer concurs with PAWC that current flow projections for the Township, derived from CMP data are valid.

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ACT 537 PLAN UPDATE (continued)

Mr. Dalmas – Township’s 537 plan was last updated three or four years previous.

Mr. Lymberis – Township has passed requirements that commercial and light industrial development projects must connect to public sewer, however, there are properties zoned for these uses outside of the current 537 area(s).

Mr. Corbett – PAWC cannot state what future needs of the Township could be – that must be developed by the Township. DEP will not accept figures generated by an outside entity. The Township may benefit by seeking guidance or answers from DEP after reaching consensus on the Township’s needs.

Mr. Lymberis – suggests a meeting with Township Engineer to discuss flow needs and calculations.

Mr. Corbett – Signing on to upcoming PAWC plan will not limit the township from submitting its own revamped 537 plan in the future, however, working with PAWC to meet Township needs may be wise.

Mr. Dalmas inquired about the available capacity after the Coatesville treatment plant is expanded, to which Mr. Corbett responded 7,000,000 gallons per day. Mr. Dalmas further inquired if this increased capacity will be sufficient for anticipated growth in Sadsbury Township, Valley Township and Coatesville. Mr. Corbett replied that the expansion plans have been developed to meet current projections that have been given to PAWC by the municipalities.

According to Jerry DeBalko of PAWC, Sadsbury Township’s average sewerage flow in 2005 was 88,000 gallons per day.

Mr. Claypoole stated that Sadsbury Township should consult with the Township Engineer to review sewerage flow figures.

Mr. Corbett requested that when the Township has developed recommendations; please submit them to PAWC in written form so they will have appropriate documentation for their DEP applications. PAWC will be glad to attend a work session to review the issue.

OLD BUSINESS

PROJECT/APPLICANT: Keystone Helicopter

Represented by Joe Rusella, D. L. Howell & Associates

Mr. Rusella briefly reviewed Keystone Helicopter’s actions of the past four years regarding their phased land plan, including receipt of Commission recommendation for approval of the final land development plan for the applicant’s paint/composite building.

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The applicant will petition the Board of Supervisors for plan approval at their next meeting, and will return to Planning Commission for approval recommendations of final phase(s).

PROJECT/APPLICANT: Chester County Airport

Represented by Gary Hudson, Airport Manager

Mr. Hudson requested a meeting of all involved/interested parties to resolve the question of relocation of Rockdale Road. The Township Engineer is withholding any recommendations until the Board of Supervisors rules on Rockdale Road relocation.

Ms. Silvernail asked about the airport flight safety procedures currently in place. Mr. Hudson explained the UNICOM radio communication procedure utilized general aviation at Chester County Airport.

Ms. Franco asked if a traffic control tower could be added at the airport. Mr. Hudson explained that air traffic levels were not currently at a level to mandate or facilitate such construction. Mr. Hudson explained that airport classification, not traffic levels, are driving the need to revamp aircraft parking area(s).

MOTION BY Mr. Rivers, seconded by Ms. Franco: The Sadsbury Township Planning Commission recommends approval of Chester County Airport's preliminary land development plan for their South Apron Parking Project, contingent upon the following conditions:

- 1. submission of a temporary grading easement, in form and content satisfactory to the Township Solicitor, for the area along the south side of the Right of Way of the relocated Rockdale Drive;***
- 2. review and approval by the Township Solicitor of all documents necessary to vacate the existing Right of Way, and to dedicate the relocated Right of Way for Rockdale Drive to Sadsbury Township;***
- 3. final approval of all plans by Valley Township;***
- 4. applicant acknowledgement that the Washington Lane Traffic Study dated August 2006 may impact the relocation of Right of Way for Rockdale Drive, and that the applicant proceeds at its own risk, and that this approval does not grant applicant any right in its informal requests to close or relocate Washington Lane.***

MOTION APPROVED by unanimous Commission vote.

Routing Rockdale Road traffic through Bellaire Business Park would necessitate the acquisition of about 900 feet of right of way, and would give Bellaire Business Park the desirable condition of additional road frontage.

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PROJECT/APPLICANT: Mast Property

No action requested or taken on this project, however an update letter from Chester County Planning Commission was distributed to Commission members.

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 at 9:25 pm.

Respectfully Submitted

Jay M. Gregg, *Secretary*

Sadsbury Township Planning Commission

approved December 12, 2006