

SADSBURY TOWNSHIP PLANNING COMMISSION

Regular Monthly Meeting, September 12, 2005
Meeting Minutes

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Monday, September 12, 2005 in the Sadsbury Township Municipal Building Board Room

The following Commission members were in attendance:

Stanley Przychodzien, Chair

Jane Heineman, Vice Chair [joined the meeting at 7:35 pm]

Dale Hensel, Supervisors Liaison

George Dalmas

Jay Gregg

Mr. Przychodzien called the meeting to order at 7:30 pm, and asked for observation of a moment of silence then led attendees in the Pledge of Allegiance.

Mr. Przychodzien read the August Meeting minutes; Mr. Dalmas moved to accept the minutes as read, seconded by Mr. Hensel, motion approved.

Mr. Przychodzien distributed newly drafted procedures for plan submissions, which were approved at the September 6 Board of Supervisors Meeting. Mr. Dalmas moved that the Planning Commission accept these new procedures, motion seconded by Mr. Gregg; motion approved.

Sadsbury Municipal Authority

Mr. Przychodzien inquired on the reason for a large soil pile located at/near the proposed Township Building site. Joe Rusella, representing the Municipal Authority, explained that the soil is a temporary holding pile, and will be used for raising the site grade.

Mr. Rusella asked if the development plan for the Sadsbury Municipal Authority could be approved by the Planning commission without the required approval by Pennsylvania Department of Transportation. Discussion of this issue led to consensus that the Commission will not consider approval of project plan submissions before all required permits, approvals, reviews, etc. are secured.

Ms. Heineman asked if the requested setback relief had been granted, to which Mr. Hensel replied yes. Ms. Heineman also inquired if the stormwater basin spillway flow could be diverted to wetlands. Mr. Rusella answered that this situation is permissible, as it mimics pre-development characteristics of this particular site.

Mr. Przychodzien moved to defer approval consideration of Sadsbury Municipal authority plan, so that all requirements could be completed for the approval, motion seconded by Ms. Heineman; motion approved with Mr. Hensel abstaining.

Arcadia Land Associates

Christy Flynn, representing Arcadia Land Associates, presented a graphic rendering of the preliminary plan with proposed changes. Commission members expressed several concerns over the presence and timing of these proposed changes; specific concerns included the elimination of

the large arc turn in the northwest corner of the project area, and the elimination of several alleys.

Ms. Flynn was asked if the proposed housing units would be buffered from view from the existing roads surrounding the project area. Ms. Flynn responded no, that such buffering was never intended, the approved architectural guidelines for the project require the presentation of attractive facades to all roads, including multiple facades on the same structure if necessary.

Concern was expressed that sidewalks were difficult to discern on the revised plan rendering, Ms. Flynn assured that sidewalks would be more clearly depicted on future drawings.

Thomas Lowry, Township Zoning Officer joined the meeting at this point.

Concerns were expressed over the one-way streets bordering the “green boulevard”, concern centering on whether this design had been planned prior to the proposed revisions depicted on the drawing presented at this meeting. Mr. Hensel confirmed that such one-way streets had existed since the earliest stages of the project plan and conditional use process.

Mr. Przychodzien moved, seconded by Ms. Heineman, that all streets in the proposed project be built as two-way streets, and only two entrance/exit points to Old Wilmington Road be built.

Mr. Gregg asked if such a condition could be imposed on the plan at this time, after previously approving such design elements in the preliminary plan. Mr. Przychodzien replied that it was indeed possible. Ms. Heineman called attention to the Township Engineer’s comments regarding street conditions and changes from the approved preliminary plan. Ms. Flynn agreed to provide, at the next Planning commission meeting, overlay maps for the approved preliminary plan drawings to better illustrate the proposed road changes. The open motion was withdrawn at this time.

Grateful Dog Enterprises

Mr. Rusella, representing Grateful Dog Enterprises, reported that written confirmation of Chester County Conservation District approval for the project is not in hand. Action tabled until receipt of this confirmation.

Pomeroy Partnership

No representative present, discussion/action tabled.

Total Systems Design

Mr. Rusella started that all anticipated parking spaces for the project will be built in the initial construction. Chester County conservation /distinct approval has not yet been received, item tabled.

Ethermore & Associates (Belleaire Business Park Lot 12a)

Mr. Rusella, representing Ethermore & Associates, will present an architectural rendering of the proposed project at a future meeting. Mr. Rusella also reported that the project landscaping plan will greatly exceed requirements, and effort is being expended on preserving existing trees when possible.

All County Partnership

Victor Kelly, representing All County Partnership, reported that he has met with Sadsbury Township Engineer regarding the project, and a traffic study is in progress. Ms. Heineman asked if the applicant would restrict traffic associated with future plans for developing the full property to Washington Lane. Mr. Kelly responded that he “has no problem” restricting Hoffman Road to car traffic only. The applicant will arrange a meeting between themselves, Valley Township Planning Commission and Sadsbury Township Planning Commission to begin dialog on the full property’s/project’s future.

Additional action on the project tabled pending completion of traffic study.

Mr. Przychodzien will contact Valley Township Planning Commission to pose a joint meeting to discuss the All County Partnership property/project.

A question was asked from a member of the public audience – will required approvals from Chester County Conservation District, Pennsylvania Department of /Transportation, etc., be required for planning Commission approvals of both preliminary and final project plans? Mr. Przychodzien responded yes.

Mr. Hensel announced the next Township Comprehensive Plan meeting, September 21 at 7:00 pm at the Township Building, and encouraged any and all present to make their comments and concerns known during the current review of the new Comprehensive Plan leading toward its adoption.

Mr. Przychodzien distributed copies of the Traditional Neighborhood Development Design Manual and establishing ordinance # 2005-08 adopted by Sadsbury Township Board of Supervisors on July 19, 2005.

With no further business before the Commission, Mr. Gregg moved to adjourn at 9: 15, seconded by Mr. Przychodzien; motion approved.

Respectfully submitted,

Jay M. Gregg
Planning Commission Member