

## SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes

August 14, 2007

The regular monthly meeting of the Sadsbury Township Planning Commission was held Tuesday August 14, 2007.

Commission Members in Attendance:

Theodore Claypoole, Chair

John Lymberis, Vice Chair

Susan Franko

Stephanie Silvernail, Supervisors Liaison

Mr. Claypoole called the meeting to order at 7:30pm, and led the assembly in a moment of silence and the Pledge of Allegiance.

The minutes from the July 10, 2007 meeting were discussed and with two corrections noted, a motion was made by Mr. Lymberis, seconded by Mr. Claypoole. The motion approved by unanimous vote.

Old Business:

AIM Development Corp./Bellaire Business Center – Preliminary Plan Lot 29A Lot line change and 103,500 S.F Flex Building

Mr. Brian Kulakowsky from D. L. Howell and Associates addressed the comments outlined in Mr. Jamie MacCombies' letter dated July 20, 2007. Mr. Kulakowsky stated that they are able to comply with all conditions outlined in the letter. The comment regarding landscaping was discussed, with Mr. Terry Muto stating that they would work with the Planning Commission. There is the possibility of placing a berm on the east side of the building with buffering added to reduce the visual impact of the building. Mr. Kulakowsky stated the building will sit below the grade of Washington Lane. Mr. Lymberis questioned if there is a water retention basin planned on the eastern side of the lot. Mr. Muto stated no.

Parking spaces were discussed, the applicant is unsure of the total number ultimately required as this is a spec. building, although the plans reflect the

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correct number based on the square footage of the building. A suggestion was made that the number of spaces could be reduced and the area reserved for future needs if necessary. No formal action was taken by the Planning Commission.

**New Business:**

**JYF Partners – Lafayette Square Final Land Development Plan**

Mrs. Susan Boswell, attorney for JYF Partners along with Brian Kulakowsky from D.L Howell and Associates presented the final development plans for Lafayette Square a 125 Apartment/Condominium complex. Mrs. Boswell indicated to the Planning Commission that all outside agency approvals have been received, with the exception of the final approval from Penn Dot, which has given the project preliminary approval. The Condominium documents are being forwarded to Mr. Pompos' office for review. Access to the development were addressed. Mrs. Boswell indicated that Penn Dot is not allowing deceleration or turning lanes on the Business Rt. 30 entrance, however there may be some modifications when the Village Enhancement Project is done. No formal action was taken by the Planning Commission. NOTE: Mr. LyMBERIS recused himself from any discussion of the project.

**Gateway Church – Proposed amendment to Final Land Development Plan.**

Mr. Brian Kulakowsky from D.L. Howell and Associates presented informal amended plans for Gateway Church. The amended plan indicates a new two phase building plan. The original plan was shown in three phases. The revised plan has the same square footage, and the number of parking spaces are also the same but phased in accordingly to the amended plan.

The cul-de-sac shown on the original plan is proposed to be completed when phase two is completed, however the engineer for the project could not give a time frame for phase two completion. The Planning Commission would like to have comments from Mr. MacCombie regarding the cul-de-sac. **The Sadsbury Township Planning Commission**

Planning Commission commented that the amendments presented were not substantial. Mr. Kulokowsky will present the plan to the Board of Supervisors at the August 21, 2007 meeting. No formal action was taken by the Planning Commission.

**York Equity Fund LTD. – Morris Farm Lot 6 Preliminary Land Development Plan**

Mr. Brian Kulakowsky from D.L. Howell and Associates representing the applicant presented preliminary plans for a flex building located on Independence Way. The Planning Commission had not received comments from Mr. MacCombies office as of the meeting. The Planning Commission had comments regarding the sidewalk proposed and how far it would extend along Business Rt. 30. The other concern was with regard to the access onto Independence Way. It appeared the medial strip may interfere with right turns out of the complex. Mr. Kulakowsky will review the plan. No formal action was taken by the Planning Commission.

NOTE: Stephanie Silvernail recused herself from discussion citing a business conflict with the applicant.

With no further comments or questions from the audience, a motion was made to adjourn the meeting.

Respectfully submitted,

Stephanie Silvernail