

SADSBURY TOWNSHIP PLANNING COMMISSION

Meeting Minutes Regular Monthly Meeting –November 13, 2007

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, November 13, 2007 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
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.

Before turning to the Agenda, Mr. Claypoole announced a clarification of an issue discussed at the October 9 meeting: Mr. Dalmas will serve out the remainder of his term, information to the contrary was a miscommunication. Mr. Claypoole and the Commission welcomed Mr. Dalmas to the meeting, and conveyed wishes for continued recovery from recent medical concerns.

REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES

Mr. Gregg summarized the Minutes of the October 9, 2007 meeting. Minutes of the meeting were previously distributed to Commission Members. Mr. Gregg opened the floor for corrections to the Minutes.

Ms. Silvernail conveyed a correction from Dale Hensel, that he did not make a formal announcement about the October 9 meeting being the first public meeting in the new building.

MOTION by Mr. Claypoole, seconded by Mr. Lymberis: The Sadsbury Township Planning Commission approves the Minutes of the October 9, 2007 meeting as corrected.

MOTION APPROVED by unanimous vote of the Commission.

NEW BUSINESS

PROJECT/APPLICANT: Gateway Church

Represented by Brian Kulakowsky, DL Howell

Mr. Kulakowsky referred to the Township Engineer's Review Letter dated October 17, the Applicant's response dated October 24, and the Township Engineer's further response dated November 7.

Mr. Kulakowsky discussed the comments that have been addressed, and presented recently received documentation related to outstanding permits.

The project area's wetland has been flagged for delineation.

The Landscaping Plan has been expanded to reflect landscaping planned through Phase 2 of the Project. Phase 2 construction will include temporary removal, storage and then replacement at same site of three trees planted in Phase 1, as well as permanent relocation of other Phase 1 trees to facilitate the expansion.

The Lighting Plan has been updated as suggested by the Township Engineer, with increased lighting at the temporary cul-de-sac.

Mr. Lymberis asked for clarification of the extent of curbing to be installed along Cowan Road. Mr. Kulakowsky replied that curbing was called for and will be installed along the entire project frontage along Cowan Road.

Other questions from Mr. Lymberis, answered by Mr. Kulakowsky:

Has the Project secured a permit from PennDOT? Yes

Regarding the lights planned for the cul-de-sac: cul-de-sacs are typically lighted, although often not when in a residential area. Was this considered in the Plan? Mr. Kulakowsky concurred on the issue, clarified that the lighting design was in response to Ordinance requirements, he would have no problem with a recommendation to reduce the lighting.

MOTION: by Mr. Claypoole, seconded by Ms. Silvernail: ***The Sadsbury Township Planning Commission recommends that The Sadsbury Township Board of Supervisors approve the plan titled Gateway Church Land Development, dated May 24, 2005, last revised October 22, 2007, conditioned on the Applicant's satisfaction of all comments contained in the Township Engineer's Review Letter dated October 17, 2007, as supplemented by the Township Engineer's Review Letter dated November 7, 2007, as well as satisfaction of all comments received from the Township Emergency Services Coordinator. In addition, the Commission further recommends waiver of SALDO requirements for two street lights in the Project's temporary cul-de-sac, instead recommending construction of only the one planned street light determined to be least intrusive to neighboring residents.***

MOTION APPROVED by unanimous vote of the Commission.

Sadsbury Township Planning Commission
Meeting Minutes –November 13, 2007 Regular Monthly Meeting
page 3

PROJECT/APPLICANT: Black Walnut Winery

Represented by Lance Castle. Owner; Ryan Costello, Counsel for the Applicant; Jeff Burrell, Dunlap & Burrell, Engineer for the Project

Mr. Costello: The Board of Supervisors has waived the Land Development Process for the Applicant's Project, reconstruction of a parking area. In lieu of following the full Land Development Application process, the Applicant will submit a grading/construction plan to Township Engineer for approval. The Project must still satisfy applicable SALDO requirements.

The parking area will be accessed from Octorara Road.

The Zoning Hearing Board has granted dimensional relief for the Project, to allow for the establishment to operate with only the parking to be reconstructed within the existing developed area.

Mr. Rivers asked for clarification of the sight distance at the parking lot exit. Mr. Burrell responded 300 – 400 feet.

Mr. Lymberis: what is the status of the existing fence constructed in the road right of way? Mr. Castle stated that there was no need or desire for it to stay or be repaired, it will likely be removed during Project construction.

Mr. Lymberis: pedestrian accessibility and friendliness is a high goal of the Commission and community; he recommends that the Applicant install sidewalk along entire property's frontage along Business Route 30 during Project construction.

Mr. Lymberis: has a Lighting Plan been developed? Mr. Castle: no plan has been developed; intent is to install low voltage pedestrian lighting, no high pole lights. The Township Engineer has expressed agreement with this idea.

Mr. Lymberis: has a Landscaping Plan been developed? No formal plan; the property is already extensively landscaped, some additions may be made, a retaining wall is planned to create a new area for plantings.

MOTION: by Mr. Lymberis, seconded by Mr. Rivers: The Sadsbury Township Planning Commission concurs with The Sadsbury Township Board of Supervisors' waiver of the Land Development Application process for Black Walnut Winery for reconstruction of their parking area. The Commission recommends that the Applicant:

- 1. install, in conjunction with the parking area reconstruction, pedestrian sidewalk along the property's Business Route 30 frontage, to facilitate connection between existing and any future sidewalks, and***
- 2. submit to the Township Engineer for review, a Lighting Plan and Landscaping Plan, to be followed in the Project's implementation.***

MOTION APPROVED by unanimous vote of the Commission.

OLD BUSINESS

PROJECT/APPLICANT: Sadsbury Park, Phase 4/Arcadia Land Company
The Applicant was not represented at the meeting.

Mr. Claypoole clarified that he would recuse himself from any discussion or action on this issue due to business relationships between his employer and the Applicant, then notified the Commission that this meeting was the last opportunity for the Commission to comment on or take any action related to Sadsbury Park, Phase 4, based on the current time requirements of the Project's submission.

Mr. Claypoole then turned authority of the meeting to Mr. Lymberis.

Commission consensus was that the opportunity to comment or act should not be passed by.

MOTION: by Mr. Lymberis, seconded by Mr. Rivers: The Sadsbury Township Planning Commission recommends that The Sadsbury Township Board of Supervisors deny approval of the Plan titled Sadsbury Park, Phase 4, submitted by Arcadia Land Company, based on the failure of the Applicant to appear before the Planning Commission with Plan revisions within the required time frame. This Motion/Recommendation is to be rescinded upon submission of a time extension request by the Applicant prior to the current deadline.

MOTION APPROVED by vote of the Commission, no oppositions, Mr. Claypoole abstaining.

Mr. Lymberis relinquished authority of the meeting back to Mr. Claypoole.

ANNOUNCEMENTS and CORRESPONDENCE

1. The next Act 209 Review Committee meeting will take place Monday, January 14, 7:00 pm at the Township Building Board Room.
The traffic study is to move forward, the Committee has recommended study of 23 sites rather than 20. Board of Supervisors must approve the budget to do so.
2. The final draft SALDO has been issued, Commission Members should have received a copy in their meeting packet. The SALDO Committee will meet next on Thursday, November 15.

MOTION TO ADJOURN

With no further business before the Commission, Mr. Claypoole moved to adjourn the meeting, seconded by Mr. Dalmas. MOTION APPROVED by unanimous vote of the Commission at 8:30 pm.

Respectfully Submitted
Jay M. Gregg, *Secretary*
Sadsbury Township Planning Commission

**Sadsbury Township Planning Commission
Meeting Minutes –November 13, 2007 Regular Monthly Meeting
page 5**

approved December 11, 2007