

# **SADSBURY TOWNSHIP PLANNING COMMISSION**

Meeting Minutes  
Regular Monthly Meeting – September 11, 2007

The regular monthly meeting of the Sadsbury Township Planning Commission was held on Tuesday, September 11, 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  
Susan Franco

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

Mr. Claypoole called the meeting to order at 7:33 p.m., and led the assembly in a moment of silence and the Pledge of Allegiance.

## **REVIEW OF PREVIOUS MEETING and APPROVAL OF MINUTES**

Ms. Silvernail reviewed the Minutes of the August 14 meeting. The only change noted was an incorrect spelling of Ms. Franco's name.

***MOTION by Mr. Claypoole, seconded by Mr. Dalmas: The Sadsbury Township Planning Commission approves the Minutes of the August 14, 2007 meeting as corrected.***

***MOTION APPROVED by unanimous vote of the Commission.***

## **PROJECT/APPLICANT: Lafayette Square**

*Represented by Susan Boswell and Brian Kulakowsky*

NOTE: Mr. Lymberis recused himself from discussion and consideration of this Project due to his interest in said project.

A review letter dated August 28 has been issued by Township Engineer. The applicant plans to appear at September 20 Board of Supervisors meeting.

Mr. Claypoole inquired about comment # 2, extension of construction commencement to September 2008, and sewer line relocation? Mr. Kulakowsky replied that a minor sewer line rerouting was planned, pursuant to the review letter.

Mr. Dalmas asked for clarification of landscaping along General Lafayette Drive. Mr. Kulakowsky replied that a berm for landscaping has been added at several locations along the drive.

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Ms. Boswell stated that in relation to sewer capacity issues, all third party approvals except for Pennsylvania Department of Environmental Protection have been obtained.

Ms. Silvernail asked if comments have been received from Township Solicitor Vincent Pompo. The plan has not been routed through Mr. Pompo, final plat will be developed from the current plan under consideration.

Ms. Boswell stated that a construction cost estimate is being developed.

Mr. Dalmas asked if street lighting has been corrected? Mr. Kulakowsky replied that all lighting is directed downward, and complies with all pertinent standards.

***MOTION by Mr. Claypoole, seconded by Mr. Dalmas: The Sadsbury Township Planning Commission recommends that The Sadsbury Township Board of Supervisors approve the Final Land Development Plan, dated August 7, 2007, submitted by J.Y.F. Partners, contingent on the applicant's satisfaction of all comments contained in the Township Engineer's Review Letter dated August 28, 2007.***

***MOTION APPROVED by unanimous vote of the Commission.***

PROJECT/APPLICANT: Morris Farm, Lot # 6

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

Ms. Silvernail recused herself from the discussion and consideration of this project due to a business relationship with the applicant.

Mr. Rusella is appearing to review comments contained in the Township Engineer's Review Letter dated August 6, 2007.

**Comment # 6 – Retaining Wall**

The western edge of this lot abuts a steep slope, related engineering issues could be addressed with a retaining wall. Such a wall would likely be constructed with an interlocking style of wall block.

The Township Engineer asked the applicant to analyze impacts associated with construction utilizing minimal disturbance of slopes, eliminating the need for a retaining wall.

Mr. Rusella stated that his understanding of steep slope ordinances is to protect slopes from increased erosion and deterioration.

Mr. Lymberis asked if Mr. Rusella believed the slopes in question to be human created. Mr. Rusella replied yes, most likely.

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Ms. Franco stated that the Township Engineer's comments appear definitive that a retaining wall is needed.

Mr. Rusella replied that the Township Engineer was requesting an exploration of the design problem related to treatment of the steep slopes.

Mr. Lymberis stated that a retaining wall will create greater maintenance concerns, need for inspection and other similar concerns, and asked if the money saved by eliminating the retaining wall from the project could be applied to additional landscaping and light enhancement.

Mr. Rusella replied that funds could be redirected as suggested by Mr. Lymberis.

Mr. Rusella stated that the applicant's intent is to create a visually pleasing building/project.

Mr. Lymberis asked if the applicant would appear before the Zoning Hearing Board if the alternate plan was pursued?

Mr. Rusella replied yes, he is unsure if a variance or special exception would be the appropriate direction. A recommendation from the Planning Commission would aid any request to the Zoning Hearing Board.

Mr.. Gregg asked if the different construction approaches would impact the overall engineering considerations for the project?

Mr. Rusella replied that he does not believe major changes to the engineering would be required, the construction could be carried out softening affected slopes, reducing the velocity of exiting stormwater.

Mr. Rusella stated that the Township Engineer clarified that steep slopes may be planted, although not graded or similarly disturbed.

Mr. Rusella stated that sewer design module is moving forward, and required FAA approval has been secured; approvals from Chester County Conservation District and National Pollution Discharge Elimination System are being pursued. Would Planning Commission consider a recommendation to Zoning Hearing Board?

Ms. Franco asked about the status of lighting issues related to the project? Mr. Rusella replied that the applicant is working to resolve the lighting issues.

Mr. Claypoole asked about plans for the project's sidewalks? Mr. Rusella replied that the sidewalk would be extended to roadside.

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Ms. Franco asked about status of street trees? Mr. Rusella replied that existing trees will be either relocated or replaced. He noted also that any rooftop equipment would be screened.

Mr. Claypoole asked if a traffic study was required? Mr. Rusella replied no.

Mr. Dalmas asked about the construction of Patriot Way? Mr. Rusella replied that Patriot Way would be fully constructed, it is needed in the project.

Mr. Dalmas and Ms. Franco asked about the discrepancy in number of parking spaces between Chester County notes and engineer's documentation. Mr. Rusella replied that the discrepancy is a drafting error that will be rectified in future drafts.

Mr. Claypoole favors the project proceeding with the retaining wall option.

Ms. Franco favors the project proceeding with no wall/minimal slope disturbance option.

Mr. Rusella will submit his analysis for engineering review, will return to the Planning Commission when that review is available for discussion and consideration.

NO FORMAL ACTION WAS TAKEN ON THIS PROJECT.

PROJECT/APPLICANT: Valley View Business Park, All County Partnership  
*No representative appeared for the applicant, no discussion, review or action on project.*

**SUBDIVISION and LAND DEVELOPMENT ORDANANCE [SALDO] REVISION**

The Commission discussed and reviewed the draft SALDO. Ms. Silvernail asked members with specific comments to submit by memo to the SALDO Revision Committee.

**ANNOUNCEMENTS and CORRESPONDENCE**

The Land Assumptions Report, prepared by Grafton Associates for Act 209 review, has been submitted and distributed to Commission Members for review.

**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 10:00 pm.*

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