

West Sadsbury Township Planning Commission
Meeting Minutes May 28, 2024
West Sadsbury Township Building

Members present: Ed Haas, Diedre Hosier, Ken Umble (C) , Chuck Eggen, and Arthur Wright, and Aaron Zook (alternate)

Additional attendees: Casey Kerschner (Becker Engineering), Jerry Baker, P.E. (TPD), and T. J. Acosta, P.E. (Lancaster Civil Engineers), Butch Myers

Public attendees: Robert Hosier, Samuel Glick, Frank Haas, Trudy Haas, and Doug Smoker.

Meeting opened by Ken Umble called the meeting to order at 7:30 pm with pledge of allegiance.

Minutes of the April 24, 2024, meeting were read by Art Wright. The date of the next PC meeting was corrected from "24" to "28." Diedre Hosier motioned to accept the minutes with correction, seconded by Ed Haas. Motion carried unanimously.

Old Business

New Hope Properties, LLC., 5791 W. Lincoln Highway (Date of Action 6/12/2024)

- Sam Glick (Owner) is mostly concerned about the proposed R.O.W. for dedication as shown on the current plans. Discussion ensued of the probability of realignment and eminent domain.
- Ken Umble solicited action for the Motion Document dated May 28, 2024, by Becker Engineering. Casey explained each of the items. Deidre motioned to recommend items 1-8 of waiver/modification/deferrals: **(1)** to recommend a waiver/modification of §22-304.3, authorizing the plan to be processed as a Preliminary/Final Plan, **(2)** to recommend a waiver/modification of §22-402.8.F & §22-402.11.W, allowing the plans to be signed and sealed by a Professional Engineer instead of a Registered Landscape Architect, **(3)** to recommend a waiver/modification of §22-402.3.C.(16) requesting relief from showing the location and size of water mains and feeder lines, wells and sewage systems (public and private), fire hydrants, gas, electric and oil transmission lines within four hundred (400') of the tract, conditioned upon showing the necessary and requested information, **(4)** to recommend a waiver/modification §22-507.1 requesting relief from installing curbing along the access driveways, parking lots, and wherever sidewalks are installed, **(5)** to recommend a deferral of §22-508 requesting relief from installing sidewalks on each side of the street, **(6)** to recommend a deferral of §22-509 requesting relief from installing street lights, **(7)** to recommend a deferral of §22-511 requesting relief from installing street trees, **(8)** to recommend a waiver/modification of §28-311.B.1.(A).[2] requesting to deviate from the loading ratio's of 5:1 (total impervious area to infiltration area) and 8:1 (total drainage area to infiltration area) and permit the following.

Table 1: Loading Ratio's (PCSM Report Page 9)

BMP	IMP to Inf Area (5:1)	DA to Inf Area (8:1)
01	10:1	24:1
02	9:1	10:1
03	19:1	39:1
04	16:1	42:1

Art seconded. Motion carried unanimously.

- Ken Umble solicited a Motion to recommend conditional approval, conditioned on the applicant addressing all of the remaining items in the Becker Engineering Review Letter No. 4, dated April 24, 2024, TPD Review Letter No. 4, dated April 25, 2024, to the satisfaction of the Township BOS. Art motioned to accept, and Chuck seconded. Motion carried 3 – 2 with Ed and Deidre voting “No”.

M21 Capital Development (Date of Action 8/16/2024)

- T. J. Acosta stated there were no changes and is asking for conditional approval.
- Ed Haas motioned to recommend conditional approval, conditioned on the applicant addressing all of the remaining items in the Becker Engineering Review Letter No. 2, dated April 23, 2024, and Chuck seconded. Motioned carried unanimously.

New Business

Comprehensive Plan Update: Casey explained the future Land Use Map will change areas of AG to Office Commercial, to match the current areas of Office Commercial as shown on the current Zoning Map, and be before the BOS at their next meeting.

No other new business.

No public comments.

Ed Haas motioned to adjourn the meeting at 8:27 pm. Deidre Hosier seconded. Motion carried unanimously.

Next regular meeting is June 25, 2024, at 7:30 pm.

Submitted by, Art Wright, Secretary