

Meeting of the Sadsbury Township Planning Commission

February 14, 2024

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, February 14, 2024 at 7:00 PM in the Sadsbury Township Municipal Building.

Present: Mr. Ron Zaroni, Ms. Amanda Stewart, Mr. Clark Faggioli, Mr. Simon Jessey, Mr. Jeremy Alcorn, Ms. Michelle Falcone, Township Manager Mr. Tony Przychodzien.

Partially Present: Mr. John Lymberis

Absent: Supervisor Liaison Mr. John Hanaway.

Mr. Zaroni called the meeting to order at 7:00 PM, followed by a moment of silence and the Pledge of Allegiance.

Mr. Faggioli made a motion, seconded by Ms. Stewart, waive the reading of the minutes from the previous meeting. Mr. Alcorn made a motion, seconded by Mr. Faggioli, to adopt the minutes from the previous meeting. With no amendments or questions, the motions passed unanimously.

Taco Bell

Mr. Christian Jacobson of the Pettit Group, LLC appeared before the Commission to represent the Taco Bell development at Unit 4 of the Buck Run Condominium at 850 Octorara Trail. He was accompanied by Joe DePascale of the Summerwood Corporation, a Taco Bell franchise operator.

Mr. Jacobson made a brief presentation of the propose Taco Bell restaurant. Mr. Faggioli asked about underground water and how the development would deal with water runoff. His concern is that with continued development, more and more runoff would end up in Buck Run. Mr. Jacobson stated that the owner of the restaurant is responsible if any issues crop up. Mr. DePascale said that Summerwood is a big operation with its own maintenance team that addresses issues like this, including cleaning out and maintaining basins, although the condominium nature of this development would mean other occupants would share responsibility.

Mr. Zaroni asked about pedestrian access, and Mr. Jacobson said that pedestrians would be able to walk through the shared spaces of the condominium. There was some general discussion about vehicular access, with some concerns expressed about the access on Octorara Trail (PA-10). Mr. Jessey guided the Commission through the list of waiver requests. There was some concern that the review letter from the landscaping consultant was based on an earlier submission of the plan, and some of the waivers would need additional review.

The Planning Commission recommends to the Board of Supervisors that Preliminary/Final approval for the development be granted, subject to the applicant being in compliance with the Township Engineer's review letter. Moreover, the Commission recommends that the Board of Supervisors grant all the requested waivers, but with the modifications listed below:

Waiver 4: the Applicant was seeking to remove one of 6 required street trees. The Planning Commission recommends that the number of street trees along Octorara Trail be reduced in number from 6 to 4, with all 4 being at the northern end of the development in order to remove any potential traffic sight line issue. This may conflict with recommendations from the Township Engineer and the landscaping consultant.

Waivers 6, 8 & 9: subject to agreement with the Township's landscaping consultant.

Waiver 10: the applicant is seeking to move the 10-foot planting strip along the building, and the 20-foot planting strip along the property line, to a different location. The Planning Commission recommends that this waiver be granted exactly as requested. This may conflict with any recommendation from the landscaping consultant.

Noise Ordinance

Mr. Zaroni stated that he had done some additional study on noise levels and will continue to refine the draft noise ordinance. There was some general discussion about the different types of noise that may cause problems. Mr. Jessey suggested that in addition to the Township's Zoning Officer and the Police Department, the Township should be able to designate and train any individual it deems necessary.

Announcements, Correspondence and Public Comment

Mr. Jessey updated the Commission on current developments in the Township, including the plans for walking trails to and from Sadsbury Park. Mr. Jessey informed the Commission that the codification of the Township ordinances was complete and approved. Mr. Przychodzien showed members the bound copy.

With there being no further announcements or public comment, Ms. Stewart made a motion, seconded by Mr. Alcorn, to adjourn the meeting at 9:05 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey.