

Planning Commission Meeting 12-11-2024  
Sadsbury Township  
7182 White Oak Road  
Christiana PA. 17509

Members Present:

David Hoopes Chairman  
David Fisher Vice Chairman  
David Blank Secretary  
David Nissley Member

Also Attending:

Dave Fiorenza (Township Secretary)  
Tim Trostle (Strausser Surveying)  
Scot Galen (Impact Engineering)  
Sylvan Stoltzfus  
Sam King  
Sam Esh

Meeting was called to order at 7:00 pm. by Chairman David Hoopes.

APPROVAL OF MINUTES of 11-11-24:

Motion by David Hoopes to dispense with the reading of the minutes, seconded by David Fisher, approved.  
Motion by David Fisher to accept the minutes as written, seconded by David Hoopes, approved.

BUSINESS:

1. Sam Lantz 2084A (Subdivision last rev 11-14-24) by Scot Galen, asking for a waiver of Saldo 4.2 & 4.4 Preliminary/Final Land Development Plan and conditional approval of the plan.  
Motion to approve the waiver by David Blank, seconded by David Nissley, approved.  
Motion to conditionally approve the plan if the comments on the 12-5-24 review letter are satisfied, by David Hoopes, seconded by David Fisher, approved.

2. Marcus Zook 1 Upper Valley Road, asking for deferral of a plan to Christiana Boro.  
Motion to table it due to lack of information by David Fisher, seconded by David Hoopes, approved.

3. Review and approve the new Stormwater Ordinance.  
Motion to table it again as we have not yet received a draft with the changes we requested, we are asking for a draft with the changes at least two weeks before our next meeting by David Blank, seconded by David Nissley, approved.

4. Sam King 1081 Simmontown Road (Land Development and Stormwater Management Plan # 20092038 last rev 12-10-24) by Tim Trostle, asking for three waivers 1. SALDO 5.3.2.B.4-Existing Features. 2. SALDO 4.2 & 4.4.1-Preliminary/Final Plan. 3. SALDO 8.2.3.G.4 & 8.2.3.F.A,B, and conditional approval of the plan.  
Motion to approve the waivers by David Nissley, seconded by David Fisher, approved.  
Motion to conditionally approve the plan if the comments on the RAV letter dated 12-9-24 are satisfied by David Nissley, seconded by David Hoopes, approved.

Motion to adjourn at 7:30 by David Nissley seconded by David Fisher, approved.

Respectfully Submitted  
David E Blank

Signed David E Blank  
Secretary