

# **ADAMS TOWNSHIP PLANNING COMMISSION**

**January 06, 2021**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, January 06, 2021 at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 5:00 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Marilyn Watson, Brett Schultz, Steve Madeja, Bob Downie, Liz McMeekin and Jeff McCormick. Also present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian, Township Engineer Ron Olsen, Solicitor Sean Gallagher and Recording Secretary Suzanne Hanovick.

## **REORGANIZATION OF PLANNING COMMISSION**

On a motion by Marilyn Watson and seconded by Steve Madeja, Marty McKinney was nominated and elected to be Chairman for the Planning Commission. All were in favor.

On a motion by Bob Downie and seconded by Liz McMeekin, Brett Schultz was nominated and elected to be Vice Chairman of the Planning Commission. All were in favor.

On a motion by Brett Schultz and seconded by Steve Madeja, Marilyn Watson was nominated and elected as Secretary of the Planning Commission. All were in favor.

## **APPROVAL OF MINUTES**

On a motion by Marilyn Watson and seconded by Steve Madeja, the minutes from the November 04, 2020 Planning Commission meeting were approved. The meeting for December was cancelled. Five were in favor. Two abstained.

## **PUBLIC COMMENT**

Tim Stack lives at 240 Forsythe Road. He suggested the Township needs to adjust the ordinance to control development. He also suggested the Township have a map showing future trails and future interconnection. Pete Ferraro lives at 201 Hunterfield Court. Mr. Ferraro thanked everyone for the Brookstone Trail efforts. Tina Wilson lives at 105 Good Luck Lane. She stated Cypress Fields Development was hauling an enormous number of truckloads of soil and damaging the newly paved Davidson Road. Mrs. Wilson also stated they are hauling on Sundays which is not permitted. Code Enforcement received the complaint last month and addressed the issue.

## **OLD BUSINESS**

### **Harlan Simons Industrial/Residential**

Location is Dobson Road.

Proposing Preliminary Subdivision and Land Development.

Allan Beechey with Sheffler & Company Inc. was present to represent Harlan Simons. He said they are currently working with PennDOT for a 2<sup>nd</sup> access for truck traffic. Mr. Beechey stated this could take up to a year to receive the permits. Mr. McKinney stated this project should not be on the agenda for two years. He said even though it is complicated he does not want the extension to continue every month.

Mr. Gallagher said they can have an extension one more month. There was a discussion on how long a development should remain on the agenda.

On a motion by Marilyn Watson and seconded by Brett Schultz, Harlan Simons was granted an extension through February 23, 2021.

All in favor

## **Amherst Village Final Phase 5**

Proposing 52 lots.

Location is Forsythe Road.

Allan Beechey with Sheffler & Company Inc. was present to represent Amherst Village Final Phase 5.

Mr. McKinney had concerns with cutting down trees within the designated buffer-zone.

Mr. Olsen said he did not agree with how the parcels are set up. He stated this could cause problems in the future when there are title searches. Mr. Gallagher stated the future owners could have issues. Mr. Gallagher said the township should have no concern. Mr. Beechey stated he is waiting on reviews from Butler County. Mr. Olsen had concerns with the 25' buffer and the gas easement between phase 5 and phase 1 & 2. Mr. Olsen also stated they needed to provide the covenants for phase 5. Mr. McKinney suggested that the plan be tabled until all Mr. Olsen's items were completed.

On a motion by Bob Downie and seconded by Steve Madeja, Amherst Final Phase 5 was granted an extension through February 23, 2021.

Six were in favor with one abstention.

## **NEW BUSINESS**

### **Smathers & Dahar Plan**

Proposing to exchange a piece of property.

Location is 308 & 310 Green Lake Drive.

No one was present to represent the Smathers Plan.

On a motion by Marylyn Watson and seconded by Liz McMeekin, the Smathers Plan was tabled.

### **Domino's Pizza**

Proposing a take-out and delivery pizza shop.

Location is 309 Mars Valencia Road.

No one was present to represent Domino's Pizza.

On a motion by Marylyn Watson and seconded by Brett Schultz, the Domino's Pizza Plan was tabled.

## **SKETCH PLAN**

### **Heritage Creek Apartments**

Proposing apartments with no retail.

Loren Wright was present to represent Heritage Creek Apartments. He stated a new developer is interested in the property. Mr. Wright said there will be the same number of units that was approved previously which is 209 units. He explained there are problems with parking and the amount of retail spaces. Mr. Wright stated they are proposing to keep the elevation the same as well as use the previously proposed building materials as were again shown on the plans, reduce the commercial to 2500 sq. ft. which will reduce 75000 sq. ft. from the building. Mr. McKinney asked if there was a requirement for a percentage of retail in a mixed-use building. Mr. Olsen said no.

Mr. McKinney said it looks good and wished them good luck.

### **MMC Land Management**

Proposing to relocate to the Reilly property.

Christopher Platt with MMC was present remotely to represent MMC. He said he is currently renting from Mr. Foley at 126 Myoma Road and his current lease will be expiring. Mr. Platt said they would like to move to 125 Myoma Road which is across the street. Mr. McKinney questioned if there would be additional traffic. Mr. Platt replied no. Mr. Platt explained that he will be renting from Mr. Reilly. Mr. Olsen stated they need to be out of the flood plain. Mr. Olsen explained that everything in the flood plain has been dedicated to the township by Mr. Reilly. Mr. Schultz questioned if there will be retail. My Platt replied no. Mr. Ferraro was concerned with noise issues. Mr. Platt stated there have been no complaints and they only operate during the permitted hours.

**626 Route 228**

Proposing a Drive Thru Doctors Office.

No one was present to represent the doctor's office.

**Culver Property Route 228**

Proposing to re-zone

No one was present to represent the Culver Property.

**Bear Playgrounds Equipment**

Proposing a retail playground business.

Location is 186 Brickyard.

Steve Baker was present remotely to represent Bear Playground Equipment. Mr. Baker stated they are moving their business to 186 Brickyard Road due to their current business being taken away as a result of the Route 228 widening project. He said they would need to add a warehouse to the property. There was a discussion on the 40 ft. dedication area that was already dedicated to Adams Township for future widening. Mr. McKinney stated he has no issues and to just be aware of future 228 expansion plans. Mrs. McMeekin questioned the bufferyard. Mr. McKinney suggested meeting with the township.

Mr. Schultz left the meeting at 6:25 p.m.

**OTHER****Ordinance Revisions****Trail Specifications**

Mr. McKinney said no one is prepared to discuss trails. He recommended forming a small trail committee and bringing it back to the Planning Commission for review. There was a discussion regarding master plan. Mr. McKinney suggested bringing it to the Board of Supervisors attention.

**Slopes**

There was conversation on slopes and impact fees that will be addressed in the future.

**ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 6:45 P.M.

Six were in favor.