

ADAMS TOWNSHIP PLANNING COMMISSION

February 3, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 3, 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, Bob Downie 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.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Bob Downie the minutes from the January 6, 2021 Planning Commission meeting were approved.

PUBLIC COMMENT

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 the DEP for permitting which could take up to a year to receive them. Mr. McKinney stated he is very concerned about the length of time it's been on the agenda. He said the plan has been extended over two years and there have been many changes including zoning changes. Mr. McKinney stated this plan should have been denied. Mr. Kaclik said they are waiting for an approval which could be approximately 9 months or more. Mr. Gallagher stated they will need to come back to the Planning Commission when ready. Mr. Schultz asked Mr. Kaclik if they were to pause waiting for the permit, would they agree to changes in the ordinances at the time of approval date and not the original submittal date. Mr. Schultz stated some of the changes maybe better or worse. Mr. McKinney suggested to grant an extension until the end of this year. Mr. McKinney said to be prepared to deal with land development. Mr. Gallagher said they could have the extension through December 31, 2021. He asked Mr. Kaclik if he would agree to the Ordinance at the time when it comes back to the Planning Commission. Mr. Kaclik agreed. Mr. Gallagher stated the Special Exception will remain.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Harlan Simons was granted an extension through December 31, 2021.

Five were in favor

Amherst Village Final Phase 5

Proposing 52 lots.

Location is Forsythe Road.

Allan Beechey with Sheffler & Company Inc. and Mr. Kaclik were present to represent Amherst Village Final Phase 5. There was a discussion on the timing of the review letters and response letters.

Mr. Kaclik questioned the differences in the two review letters. Mr. McKinney suggested having a discussion with the township staff.

On a motion by Bob Downie and seconded by Jeff McCormick, Amherst Final Phase 5 was granted an extension through March 30, 2021.

Four were in favor with one abstention.

Smathers & Dahar Plan

Proposing to exchange a piece of property.
Location is 308 & 310 Green Lake Drive.

Stan Graff with Graff Surveying was present to represent the Smathers Plan. Mr. Graff said there are two property owners that would like to exchange property to adjust to their usage. Mr. McKinney asked Mr. Olsen if they could move forward. Mr. Olsen said he recommends moving forward and the attorney put a blanket easement that will benefit both parties.

On a motion by Brett Schultz and seconded by Marylyn Watson, the Smathers Plan was approved.
Five were in favor.

Whitetail Meadows

Proposing to identify existing setbacks.

Tony Clerici with Larsen Design Group was present to represent Whitetail Meadows. Mr. Clerici said they have amended the recording plan and there will be paper clarification on the setbacks for certain lots. Mr. Olsen said there has been no change from what was approved before. Mr. Gallagher question if Butler County has approved it. Mr. Clerici said they are in the process.

On a motion by Brett Schultz and seconded by Marylyn Watson, Whitetail Meadow Corrective Plan was approved pending Butler County's review.
Five were in favor.

Domino's Pizza

Proposing a take-out and delivery pizza shop.
Location is 309 Mars Valencia Road.

Mr. Ali was present to represent Dominos Pizza. He said they are working on collecting the documentation that is needed. He said they have spoken with PennDOT regarding exiting and entering the site. Mr. Olsen said he spoke with Wes Palmer who is with PennDOT. He said Mr. Palmer suggested a scoping meeting and told him he needed to include the township. Mr. McKinney questioned if this was a permitted use for the building in the Overlay District. He said the zoning makes it difficult and tricky. Mr. McKinney suggested meeting with the township.

John Watson who lives at 151 Forsythe Road stated the building is not zoned in Industrial. Mr. McKinney said it is Zoned Industrial which has triggered a few things. Mr. Watson expressed his disappointment and stated the township is making it difficult.

On a motion by Jeff McCormick and seconded by Brett Schultz, Domino's Pizza was tabled.
Four were in favor with one abstention.

NEW BUSINESS

Kaufmann Run Estates Lots 22-R & 29

Proposed lot line revision.

Location is 156 Broadstone Drive.

Robert Murano was present to represent his proposed lot line revision. He stated the backyards are currently overlapping. Mr. Murano said he spoke with the property owner and they both agree that a lot line revision would make it more usable for each owner. He said this is a simple lot line revision.

On a motion by Marilyn Watson and seconded by Brett Schultz, Kaufman Run Estates was approved.
Five were in favor.

SKETCH PLAN

Demarco Plan of Lots

Proposing a minor subdivision.

Location 416 Valencia Road.

Dan Demarco said he purchased 40.51 acres of which 60% is in Adams Township and 40% is in Forward Township and would like to subdivide into three parcels. Mr. Demarco would like to use the current driveway

as shared driveway. The Planning Commission did not agree with the shared driveway. They suggested reaching out to PennDOT for additional curb cuts.

Adams Town Center

637 Route 228

Adrian Halterlein with Hampton Technical was present to represent Mr. Nelson. Adrian presented a new plan for their proposed development that shows the road between brickyard and Route 228 completely within their development. Adams Town Center is proposing restaurants and retail.

They believe this warrants a traffic signal on Route 228. There was a discussion about a possible shared road with the Carbo property. Mr. Peaco stated having traffic signal on Route 228 will be beneficial to the township. Mr. McKinney said he likes the concept.

Culver Property Route 228

Proposing to re-zone.

Don Trant was present to discuss a possible development on the Culver property. The development is in both Adams Township and Middlesex Township. There is an issue of the exact location of the boundary line between the two townships. There was also a discussion about the type of units that would be permitted in the RAL Zoning District. Mr. McKinney stated until the boundary is determined the township cannot provide solid answers.

OTHER

Mr. McKinney stated the Board of Supervisors agreed to establishing a Trail Committee. Mr. McCormick who is on the Trail Committee informed the Planning Commission there have been two general meetings which were attended by Darryl Brandon, Heidi Brandon, Haley Geyer, Ron Olsen and Sean Gallagher.

Ordinance Revisions

Slopes

Mr. McKinney asked if there should be a Work Session in February for slopes. Mr. Gallagher said not at this time.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 6:30 P.M.

Five were in favor.