

ADAMS TOWNSHIP PLANNING COMMISSION

February 5, 2020

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 5, 2020 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, Clay Morrow, Bob Downie, Brett Schultz and Steve Madeja. 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 Steve Madeja, the minutes from the January 8, 2020 Planning Commission meeting were approved.

Six were in favor.

PUBLIC COMMENT

OLD BUSINESS

Harlan Simons Industrial/Residential

Location is Dobson Road.

Allan Beechey with Sheffler & Company, Inc. was present to represent Harlan Simons. He stated they are not ready to present the plan. An extension was granted through May 30, 2020.

On a motion by Marilyn Watson and seconded by Steve Madeja, extension for Harlan Simon was granted.

Six were in favor.

Discovery Church

Location is Route 228 in Heritage Creek (Lightning Bug).

Scott Foreman with Hampton Technical was present to represent Discovery Church. Mr. Foreman explained they added additional parking spaces per the zoning parking requirements. He said there will be a total of 235 with 7 ADA parking spaces. Mr. Foreman also addressed the landscape that was not properly installed according to the original set of plans for Lightning Bug. He stated they will add adequate landscaping according to the plan. Mr. Foreman also addressed the lighting. He said the developer agreed to correct the lighting to meet Adams Township standards which was shown on the original plan to eliminate glare to the surrounding properties. Mr. Foreman asked if he could get clarification regarding the retaining wall that was also on the original plans but never installed. He felt there was no reason for the wall. Mr. McKinney and Mr. Schultz both agreed they would rather see landscaping then a wall. Mr. Foreman said they are looking for preliminary and final approval.

Mr. McKinney stated they will need a letter requesting a modification.

On a motion by Marilyn Watson and seconded by Brett Schultz, Discovery Church was given preliminary and final approval pending the modification request.

Six were in favor.

Amherst Village Phases 5-7 Conditional Use

Location is Mars Evans City Road.

Proposing three phases with 392 dwelling units.

Allan Beechey with Sheffler & Company Inc. was present to represent Amherst Village phases 5-7. Mr. Beechey said they recently met with the DEP due to a few stream encroachments. He said the details have been resolved with the DEP. However, due to stream encroachments there are two less lots. Mr. Morrow questioned if the Village Model complies with the townships current zoning. Mr. Morrow said he could not tell which ones were traditional or neighborhood lots. Mr. Morrow asked Mr. Beechey if they could indicate the types of lots on the drawings for next meeting. Mr. Beechey said that he would. Mr. Olsen suggested having various trails through the development.

Rob Crouthamel who lives at 139 Pearce Road had concerns regarding the Village Model. He questioned the Planning Commission about the Village Model and asked if they could make sure it was appropriate for the township before presenting it to the Board of Supervisors.

Chris Kaclik explained how the Village Models complies to the township zoning. Mr. Gallagher stated the Board of Supervisors can approve or deny the Conditional Use.

Darryl Brandon lives at 164 Hammond Road asked if the Village Model would have trails. Mr. Kaclik replied yes there will be trails.

Jeff McCormick lives at 112 Woodland Springs suggested showing the greenspace on the use by right plan. Mr. McKinney stated greenspace is not required using the use by right zoning.

Mr. Kaclik said the layout would be the same regardless of which option.

Tim Stack who lives at 240 Forsythe Road had concerns regarding the views. He explained how they will be taken away with the developing. He also questioned the amount of tree clearing that the township is permitting.

NEW BUSINESS

Reilly Stormwater Easement

Location is 125 Myoma Road.

Proposing MS4 drainage easement along Breakneck Creek.

Mr. Olsen stated the MS4 program was mandated by the state of Pennsylvania. The township asked Mr. Reilly to grant an easement for the MS4 project along Breakneck Creek. Mr. Reilly agreed. Mr. Peaco discussed the lack of bufferyard requirements along his property. He said the original plan had landscaping along the railroad tracks and was never installed. He said a neighboring property owner is concerned about the lack of bufferyard that is in place.

On a motion by Brett Schultz and seconded by Steve Madeja, Reilly Stormwater easement was approved. Six were in favor.

SKETCH PLANS

Culver Property

Location 400 Route 228.

Michael Greca was present to represent the Culver property. There was a discussion regarding the Culver property being in two Municipalities, Adams Township and Middlesex Township. Mr. Greca explained the portion in Middlesex allows townhomes and the portion in Adams Township does not permit townhomes. Mr. McKinney said this is not a Planning Commission issue it would be for the legal team. Mr. Gallagher recommended attending the Board of Supervisors meeting.

Mr. McKinney announced there will be a Work Session on Monday, February 17, 2020 at 4:30 P.M.

He stated this would be a combined meeting with the Board of Supervisors to discuss transparency and process in the Township Planning.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie the meeting was adjourned at 6:15 P.M.

Six were in favor.