

ADAMS TOWNSHIP PLANNING COMMISSION

MARCH 03, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, March 03, 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, Liz McMeekin, Steve Madeja 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 Steve Madeja the minutes from the February 03, 2021 Planning Commission meeting were approved.

PUBLIC COMMENT

Tim Stack who lives at 240 Forsythe Road has concerns about the wildlife. Mr. Stack provided information on how and what the wildlife needed to survive and felt the Board should be aware of how human encroachment effects their life. He asked if the township started working on a map that would show future connections. Mr. McKinney explained this is a goal that will take some time. Mr. Peaco stated it is primarily developer driven and the goal is to make interconnections to help mitigate traffic. It would be very difficult to put in potential connections that are purely a concept.

OLD BUSINESS

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. Mr. Beechey stated the township engineers' comments have been addressed. Mr. McKinney asked Mr. Olsen if they were ready to move forward. Mr. Olsen said they need to provide the township with full sets of plans and the approved covenants from Mr. Gallagher. Mr. Gallagher stated the covenants have been approved.

Michael Wetzel was present with Victor - Wetzel Associates. He said there have been discussions with Mr. Kaclik regarding the Mahoney property and Amherst Village. He stated there will be certain lots purchased in the future for access to the Mahoney property from Amherst Village.

On a motion by Brett Schultz and seconded by Steve Madeja, Harjer/Schneider Minor Subdivision was approved.

Six were in favor with one abstention.

On a motion by Steve Madeja and seconded by Jeff McCormick, Watson Guru Bru Minor Subdivision was approved.

Six were in favor with one abstention.

On a motion by Steve Madeja and seconded by Liz McMeekin, Watson/Rodriguez Minor Subdivision was approved.

Six were in favor with one abstention.

On a motion by Bob Downie and seconded by Steve Madeja, Amherst – Phase 5 consolidation plan was approved.

Six were in favor with one abstention.

On a motion by Steve Madeja and seconded by Bob Downie, Modification request to the encroachment of the toe of the slope within 10 feet of a property line was approved.

Six were in favor with one abstention.

On a motion by Steve Madeja and seconded by Bob Downie, Amherst Phase 5 Final was approved.

Six were in favor with one abstention.

Ms. Watson abstained from all the above.

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 waiting on PennDOT. Mr. Olsen explained what they are going to need for the future to move forward for the recorded plan.

On a motion by Jeff McCormick and seconded by Steve Madeja, Domino's Pizza was granted an extension through May 25, 2021.

Six were in favor with one abstention.

Adams Corners Phase 1

Proposing revisions.

Location Three Degree and Route 228.

No one was present to represent Adams Corners Phase 1.

On a motion by Marilyn Watson and seconded by Steve Madeja Adams Corners was tabled.

All were in favor.

NEW BUSINESS

Heaven Farm Plan Revision No.2

Proposing a line revision between two existing lots.

Location is 136 Heaven Lane.

Shane Kaclik was present to represent Heaven Farms. He said will be a simple lot line revision which will assist in allowing an additional driveway in the back corner.

On a motion by Marilyn Watson and seconded by Brett Schultz, Heaven Farm revision No. 2 was approved.

All were in favor.

SKETCH PLAN

Jeff Szebalskie

Proposing to use Foley's current site off Myoma Road.

Mr. Szebalskie said this was a manufacturing company. He mentioned this would be a temporary site until they could find a larger property for his business. He said they would like to add an additional temporary building to this site. There was some discussion on having a temporary building and the length of time.

Culver Property Route 228

Proposing to Re-Zone.

Don Trant and Michael Wetzel were present to discuss the Culver property. The development is in both Adams Township and Middlesex Township. Mr. Wetzel said Adams Township zoning does not permit townhomes in the RAL Zoning District. There was a discussion and questions about the type of units that are permitted and how they can make it work. Mr. McKinney suggested meeting with the staff to discuss other options.

OTHER

Ordinance Revisions

Slopes

Mr. McKinney announced there will be a Work Session Monday, March 15, 2021 at 4:30 p.m. to discuss slopes.

Mr. McKinney asked Mr. McCormick if he had any updates on trails. Mr. McCormick said there was only one meeting since last month. He stated they will be discussing material at their next meeting on March 18, 2021.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 6:00 P.M.

All were in favor.