



ADAMS TOWNSHIP PLANNING COMMISSION

April 07, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, April 7, 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, 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 Bob Downie, the minutes from the March 3, 2021 meeting were approved.

On a motion by Marilyn Watson and seconded by Liz McMeekin, the minutes from the March 15, 2021 Work Session meeting were approved.

PUBLIC COMMENT

Tim Stack who lives at 240 Forsythe Road has concerns about the wildlife. Mr. Stack provided information on pollution discharge, forestry, and the ordinance etc. Mr. Stack said he was disappointed with a few statements that Mr. McKinney said during the Work Session that was held in March. Mr. McKinney stated for the record his comments were taken out of context by Mr. Stack and this group represents all taxpayers and residents.

OLD BUSINESS

Domino's Pizza

Proposing a take-out and delivery pizza shop.

Location is 309 Mars Valencia Road.

Mr. McKinney stated they are still working with PennDOT concerning their highway access.

On a motion by Steve Madeja and seconded by Jeff McCormick, Domino's Pizza was tabled. Five were in favor with one abstention.

Adams Corners Phase 1

Proposing revisions.

Location Three Degree and Route 228.

Robert Geyer was present to represent Adams Corners Phase 1. Mr. Geyer spoke about a few revisions on Phase 1. Mr. Geyer explained the roads in phase 1 will shift due to PennDOT's design. He said there will be a roundabout on Three Degree Road south of Route 228 and a traffic light on Route 228. Mr. Sean Gallagher asked what he was looking for with approval. Mr. McKinney asked if the board had any concerns. Mr. McKinney stated the Planning Commission will need formalized plans and the HOP for Phase 1 to be approved. Mr. Gallagher said the clock will start when the final plan is submitted.

The Shoppes at Heritage Creek Lot 6 Apartments & Retail Center Revision

Proposing changes to previously approved retail center and apartments.

Location is 200 Scharberry Lane.

Loren Wright who is the Vice President with Pieper O'Brien Herr Architects was present to represent Heritage Creek Lot 6 Apartments. Mr. Wright stated there are changes on the layout. He said they

eliminated a percentage of the retail due to changes in the market and are seeking preliminary and final approval. Mr. McKinney said there will be a Work Session on the 19th of April at 4:30 pm. He asked Mr. Wright if he could have his response letter, Butler County Planning review, a full set of plans and all documents completed by then. Mr. Wright replied yes.

On a motion by Marilyn Watson and seconded by Steve Madeja, The Shoppes at Heritage Creek Lot 6 was tabled.

Six were in favor.

NEW BUSINESS

280 Myoma Road

Proposing a lot line revision between two existing lots.

Location is 280 Myoma Road.

Shane Kaclik who is the Project Manager for Kaclik Builders was present to represent 280 Myoma Road. Mr. Kaclik stated it is a simple lot line revision. He said there will be two lots with two houses which has approximately 12 acres. There was a discussion on shared driveways and having a maintenance agreement. Mr. McKinney stated for them to keep the shared portion as short as possible since Myoma Road is currently a PennDot road.

On a motion by Marilyn Watson and seconded by Steve Madeja, 280 Myoma Road was approved.

Six were in favor.

Mr. McKinney stated they must have Butler County review letter before going to the Board of Supervisors.

George Bradley Subdivision Plan

Proposing to subdivide one lot into two lots.

Location is 218 Myoma Road.

Tamara Ranalli with Survey Tech & Associates was present for the George Bradley Subdivision Plan. She said they would like to subdivide one parcel which is approximately 6.5 acres into two lots. Lot 1 would be 3.01 acres and lot 2 would be 3.46 acres. Ms. Ranalli stated they have received the Butler County review letter and submitted the Planning Sewage Module to the Township. Ms. Ranalli stated there will be no access onto Bradley Lane. Myoma Road is a PennDot road and will require a highway occupancy permit.

On a motion by Marilyn Watson and seconded by Bob Downie, George Bradley Subdivision was approved.

Six were in favor.

SKETCH PLAN

Pinewood Farms Development

Location is Stoup Road.

Chris Kerns was present to represent Pinewood Farms Development. He stated it has 68 acres with 39 lots and one estate lot. He explained three lots will have access directly onto Stoup Road and one lot will have access through the Blackstone plan. There was a discussion on stream crossing, trails, and sidewalks. Mr. Kerns did not see any issues with their request. Mr. Olsen stated the estate lots should not be further subdivided and a note on the plan should be added.

Rightmyer Property Development

Location is Davidson Road and Glade Run Road.

Mike Wetzel who is with Victor-Wetzel and Associates was present to represent the Rightmyer plan. He said there are a total of 34 lots. Twenty-Six of the lots will have access to Davidson road. Seven lots off Glade Run Road and one lot will be in Middlesex Township. There was a discussion on the Use by Right Plan and having no open space and having the site fully developed. Mrs. McMeekin questioned information concerning the floodplain and the gas line. A discussion concerning the floodplain followed.

OTHER

Right of Way Sign Ordinance Revision

Mr. McKinney stated we are revising the sign ordinance to address right of way signs. Mr. Gallagher said there will be a Public Hearing.

On a motion by Marilyn Watson and seconded by Steve Madeja, the sign ordinance revision was approved. Six were in favor.

Mr. McKinney announced there will be a Work Session Monday, April 19, 2021 at 4:30 p.m. to discuss trails, slopes and RAL/townhouses.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 6:50 P.M. Six were in favor.