



ADAMS TOWNSHIP PLANNING COMMISSION

May 05, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 05, 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, 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 April 07, 2021 Planning Commission meeting were approved.

On a motion by Marilyn Watson and seconded by Jeff McCormick, the minutes from the April 19, 2021 Work Session meeting were approved.

PUBLIC COMMENT

Susan Kreit who lives at 913 Big Bear Court expressed her concerns regarding the buffer-yard on Chinmaya Mission. She said several changes have been made from the initial time of submission. Mrs. Kreit stated the building square footage changed from a two story to a one story which has changed the footprint. She explained the current building is a new design that is over 21,000 sq. ft. which would require a buffer-yard E instead of a buffer-yard D. Mr. McKinney said he understands her concerns.

OLD BUSINESS

Domino's Pizza

Proposing a take-out and delivery pizza shop.

Location is 309 Mars Valencia Road.

Mr. Ali was present to represent Domino's Pizza. He said he was asked to present a site survey. Mr. McKinney stated this is not a recordable document. He explained what would be needed for the recording plan. Mr. McKinney stated providing the recording plan is prepared for the Board of Supervisors they can move forward.

On a motion by Jeff McCormick and seconded by Liz McMeekin, Domino's Pizza was approved for preliminary and final with proof of recording plan.

Four were in favor with one abstention.

On a motion by Jeff McCormick and seconded by Bob Downie, Dominos granted a 30-day extension.

Four were in favor with one abstention.

NEW BUSINESS

Myoma Industrial Partners LLC.

Proposing a maintenance building and six storage bldgs.

Location is 126 Myoma Road.

Scott Foreman who is with Hampton Technical was present to represent Myoma Industrial Partners. He stated Foley Excavating is proposing to redevelop the 9.60-acre industrial property. He said there will be six self-storage units an office building and a storage yard. Mr. Foreman explained it is very private and fenced in. He mentioned they revised the plans per Shoups Engineering review. He stated the second comment letter came back clean from Mr. Shoup. Mr. Foreman stated storm-water management is not required although Mr. Foley will be doing some. There was a discussion on trails. Mr. Foreman stated there will be no trails will be permitted in the fenced in area. Trails will be permitted along the railroad tracks only. Mr. Peaco questioned the existing businesses. Mr. Foreman stated when their lease expires, they will not be renewed.

On a motion by Jeff McCormick and seconded by Marilyn Watson, Myoma Industrial Partners was given preliminary and final approval.

Five were in favor.

SKETCH PLAN

OTHER

Conservation Easement

Mr. Gallagher explained what a conservation easement is. He said people want to encroach as time goes on. Mr. Gallagher stated there is draft language for conservation easements that the township is proposing for all plans moving forward. He said once approved it will be put into the SALDO (Subdivision & Land Development Ordinance) so that is a required plan note on all plans with conservation easements. Mr. Gallagher said there has been no formal definition. He said a Plan Note on the recorded plans will be enforced by the ordinance. Mr. McKinney stated this will provide protection. Mr. Peaco stated this will apply to all commercial and residential developments. Mr. McKinney questioned if this would become part of the Covenants. Mr. Gallagher replied, yes. Mrs. McMeekin questioned if trails would be permitted in the conservation easement. Mr. Gallagher said yes, only the 3rd or 4th order of trails.

Rob Crouthamel who lives at 139 Pearce Road said planted buffer can be naturally snuffed out until it is established.

On a motion by Marilyn Watson and seconded by Liz McMeekin, motion to approve Conservation Easements.

Five were in favor.

RAL Townhouses / Culver Property

Mr. Gallagher stated quads are a permitted use in the RAL which are very similar to townhomes. He suggested to allow 4-unit townhomes in the RAL south of Route 228. He said this would need to be approved under Conditional Use. Mr. McKinney stated this is a possible solution. He agrees it does not open the entire RAL. Mr. McCormick questioned if a property swap of the four acres between Middlesex and Adams Township is possible. Mr. Peaco said I like your idea although it would take years for that to take place.

Mr. Crouthamel stated if he were the developer, he would follow the zoning for the RAL. He said what you are wanting to change is spot zoning. He stated the township is taking on a legal battle. Mr. McKinney stated this is limiting the opportunity and property boundaries that effect property rights. Mr. Peaco stated quads have empty nesters and townhomes are like single family homes

that will have kids. Mr. McKinney stated our job is to be a good neighbor and this is reasonable. Mr. Peaco stated if approved the next step is presenting it to the Board of Supervisors. Mr. Tim Stack stated to stick to the Ordinances. Mr. McKinney Asked if the Planning Commission was ready to vote. Mr. McKinney and Ms. Watson voted to allow townhomes in the RAL District. Mrs. McMeekin voted against allowing townhomes in the RAL District. Mr. Downie voted against. Mr. McCormick voted against. Mr. Gallagher stated there will be no change to the RAL District.

Trail Ordinance

Mr. McKinney stated the draft Trail Ordinance needs to be made public. We need it available to the residents for their comments. He stated it would be posted and discussed at the Work Session on Monday, May 17th.

Slope Ordinance Revision

Mr. Gallagher said there was a new draft of the Slope Ordinance. He said it would be posted on the township website for public comments. He explained residential will be 3 to 1 and everywhere else would be 2.5 to 1. There was a discussion on slope creation, disturbance, and benching. It was mentioned not to remove trees that are 18inches in diameter. Mr. Gallagher stated the Grading Officer will be an Engineering firm.

Mr. McKinney announced there will be a Work Session Monday, May 17, 2021 at 4:30 p.m. to discuss trails, slopes. The meeting will be held in the park at the Rotary Pavilion.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Jeff McCormick, the meeting was adjourned at 6:15 P.M.

Five were in favor.