

# ADAMS TOWNSHIP PLANNING COMMISSION

May 6, 2020

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 6, 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 and Steve Madeja. Brett Schultz and Liz McMeekin joined the meeting remotely. 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 joined the meeting remotely.

Marty explained this is the first virtual meeting the Planning Commission has held. He asked for everyone to be patient.

## **APPROVAL OF MINUTES**

On a motion by Marilyn Watson and seconded by Bob Downie, the minutes from the March 4, 2020 Planning Commission meeting were approved.

All were in favor.

## **PUBLIC COMMENT**

Tim Stack who lives at 244 Forsythe Road asked if the hearing for Amherst Village was going to be a remote meeting. Mr. Gallagher stated it's under discussion with the Board of Supervisors. He said they will have an answer Monday and it will be posted on the Township website.

## **OLD BUSINESS**

### **Harlan Simons Industrial/Residential**

Location is Dobson Road.

Mr. McKinney stated they have provided an extension through June 30, 2020. He said they are not prepared to present the plan and would like it to be tabled.

On a motion by Marilyn Watson and seconded by Steve Madeja, Harlan Simon was tabled.

All were in favor.

### **Chinmaya Mission**

Location is 358 Mars Valencia Road.

Proposing new revisions on approved development.

Greg Banner with Key Environmental, Inc. remotely represented Chinmaya Mission. Mr. McKinney explained this was an approved submission. He said they are proposing to make adjustments to the parking layout in the front yard and will have a different building design. Mr. Banner stated they are improving the overall layout.

Mr. Olsen stated everything has been addressed and the Ordinances have been met. He said there is one topic that needs touched on. He explained there is a stream cutting through the back of the property to the north. Mr. Olsen wrote in his review that the neighbor to the north has an 18-inch pipe for the stream. He explained it may not hold the overflow in the future. Mr. Banner stated they should not be held responsible for that. Mr. Banner explained they submitted a complete Post Stormwater Construction Plan that would not impact the culvert. Mr. McKinney asked Mr. Gallagher for his opinion and if this would affect the neighbor. Mr. Gallagher stated from a township prospective, this can't hold up the township's decision and is not a requirement for the submission to be neighborly. Mr. Olsen mentioned if discussed with the neighbor they may be more understanding. Ms. Watson questioned the parking lot and lighting. Mr. Banner said a site plan for lighting was provided and there will not be an escape of lighting from the property line. He said plans also show hedging along the property, to help vehicle lights not shine in houses or facilities. Mr. Schultz said although he appreciates the buffer for the parking lot he wasn't certain if this met the landscape requirements. Mr. Banner is requesting preliminary and final. Mr. Olsen stated the Ordinances are met and approvable. Mr. Schultz had concerns about the cost estimate and said it was inadequate. Mr. Gallagher stated the first motion

would be for the three modifications and the second motion would be Preliminary and Final. Mr. McKinney made the first motion. The decision could not be made by the Planning Commission due to questions concerning the driveway and cost estimate. Mr. McKinney suggested meeting with Mr. Olsen regarding the driveway and reaching out to the neighbors.

On a motion by Marilyn Watson and seconded by Steve Madeja, Chinmaya was tabled.  
All were in favor.

## **BUSINESS**

### **Bergman Plan of Lots**

Location is 318 Myoma Road.

Proposing to subdivide one lot into two lots.

Jimmy Sperdute with Sperdute Land Surveying joined the meeting remotely to represent the Bergman Plan. He said this is a simple subdivision dividing one lot into two. Mr. McKinney questioned if a NPDES permit was in place due to the amount of dirt that was being moved. Mr. Sperdute stated Allan Beechey is working on it. Mr. Sperdute said the Breakneck Creek approval for sewage has been submitted to township. Mr. Peaco ask if there was a HOP for the second driveway. Mr. Kaclik stated there are currently two driveways and a HOP is not required. Mr. Olsen stated they can move forward.

On a motion by Marilyn Watson and seconded by Steve Madeja, the Bergman subdivision was approved.  
All were in favor.

### **Stewart Consolidation Plan**

Location is Lori Lane off Hutchman Road.

Proposing to consolidate two lots into one.

Jimmy Sperdute with Sperdute Land Surveying joined the meeting remotely to represent the Stewart Plan. Mr. Sperdute explained this was the Kennedy Plan that was divided into six lots. He stated the Stewarts are purchasing Lot 103 and Lot 104 to combine into one piece of property which will be approximately 4 acres. Mr. Olsen stated there is no reason why they can't move forward.

On a motion by Marilyn Watson and seconded by Bob Downie, the Stewart Plan was approved.  
All were in favor.

### **IMS Systems Inc.**

Location is Myoma Road and Route 228.

Proposing to consolidate two lots into one.

Jonathan Garczewski with Gateway Engineers joined the meeting remotely to represent IMS Systems. He said they are proposing to consolidate two lots into one. Mr. Garczewski stated they will be proposing an 8,000 sq. ft. building. Mr. McKinney asked if this would be a separate building. Mr. Garczewski said yes. Mr. McKinney said this is in the overlay. Mr. Peaco asked about the driveway access to Route 228. Mr. Garczewski said they will make a note on the plan stating there will be no access to Route 228. Mr. Schultz mentioned the 40ft.dedication should be clearly shown on the lot consolidation plan. Mr. Olsen said the public sewer may be in the way. You will need to vacate it and move it. Mr. McKinney stated this will need completed before moving to the Board of Supervisors.

On a motion by Marilyn Watson and seconded by Steve Madeja, IMS was approved with contingencies providing they show abandonment of Route 228 driveway access; adding 40-foot PennDot right of way; and abandonment of a part of the sewer easement back to the property line to the east on the plans.

All were in favor.

### **Kaclik - Crider & Myoma Plan**

Location is 470 Myoma and Crider Road.

Proposing to subdivide one lot into two lots.

Mr. Sperdute with Sperdute Land Surveying joined the meeting remotely to represent Kaclik Builders, Crider and Myoma Subdivision Plan. He said this was formerly the Bell property. Mr. Sperdute stated it is very similar to the Bergman Plan. Mr. McKinney asked if a HOP would be required. Mr. Kaclik said a HOP will not be required because they are not coming off Myoma Road, they will be coming off Crider Road. Mr. McKinney stated there is a minimum distance between a driveway and an intersection. Mr. Sperdute said he will make the note on the driveway location and correct the Lot number typo on the plan before the Board of Supervisors meeting. Mr. Olsen said the plan can move forward.

On a motion by Marilyn Watson and seconded by Steve Madeja, Kaclik Crider and Myoma Plan was approved with correcting the lot number and driveway location on the plan.

All were in favor.

### **SKETCH PLANS**

#### **Whitetail Meadow**

Proposing a Gas Station/Car Wash and Convenience Store.

Collin Hartl with AECOM joined the meeting remotely to represent Shell Gas Station.

Mr. Hartl stated they are proposing a new gas station at the corner of Aster Way and Scharberry Lane Ext. He said it would be on a portion on Lot 5 that will need subdivided. He explained they are early in the process. Mr. Hartl said the convenient store will be approximately 2,400 sq. ft. with a car-care center. Mr. Schultz questioned if there were architectural specifications for Whitetail Meadow Development. He also asked if they were aware that a specific signage package would be required. There was a discussion about the sidewalks. Mr. Fred Hesperheide asked where they should be. Mr. Olsen said they are required along Aster Way and Scharberry Lane Ext. Mr. Peaco said along any side of the property that has road frontage except for Route 228.

Mr. McKinney announced he has signed a Grant Application for the Breakneck Creek MS4 program.

Brett Schultz wanted to point out that Mr. Marty McKinney has been a tremendous help in the efforts of the Mars Baseball Association, for installing lighting and digging holes etc. at the Veterans Ball Field. Brett said he has been invaluable and wanted to thank him publicly.

### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 6:35 P.M.

All were in favor.