



ADAMS TOWNSHIP PLANNING COMMISSION

June 02, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, June 02, 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, Brett Schultz, Steve Madeja, 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 May 05, 2021, Planning Commission meeting were approved.

Six were in favor and 1 abstention.

PUBLIC COMMENT

Tina Wilson lives at 105 Good Luck Lane. She had concerns about the Planned Residential Developments. Mrs. Wilson stated she preferred underlying zoning.

Mr. McKinney stated the township is going to be more strict on the timeline for all submissions, reviews, and response letters. He said everything must be completed one week before the schedule Planning Commission meeting.

OLD BUSINESS

NEW BUSINESS

Terek Plan of Lots

Proposing seven lots in the RC District.

Location is Dobson Road and Stoup Road.

Jimmy Sperdute was present to represent Enclave Land Partners. He stated three parcels were divided into seven lots and there would be four grinder pumps and three gravity feeds connected to Breakneck Sewage Authority. Mr. Sperdute said there is public water available along Dobson Road and Stoup Road. Mr. McKinney stated for the record his property abuts the development. He said he has no financial stake or involvement. Mr. Sperdute said there is a 30ft. easement for a 5ft. wide trail. Mr. McKinney questioned if the trail would be a walkable trail. Mr. Olsen said the development is under straight zoning. He said this plan is considered a major land development due to the need for a public sewer line extension to serve two of the lots. Mr. Olsen explained a letter of sewage service availability is required from Breakneck Creek Authority. Sewage modules will be required as a condition of a building permit being issued. He said building permits will not be issued until planning modules are approved. Mr. Gallagher asked if they are agreeing to install trails on the condition of a building permit. Mr.

Sperdute replied yes. The Planning Commission is requesting the applicant to submit a response letter from the township engineers review letter.

On a motion by Marilyn Watson and seconded by Brett Schultz, motion to give preliminary approval contingent on developer providing trails or bond along Stoup Road and noted on plans. All were in favor.

Pinewood Farms Development

Proposing 40 lots in the RC District.

Location is 242 Stoup Road.

Chris Kerns was present to represent Pinewood Farms Development. He stated there would be 40 lots on 70.58 acres. Mr. Kerns said they are proposing a PRD instead of Use by Right with no open space. He explained with a PRD they are preserving 36 acres. Mr. Kerns stated there would be a pedestrian easement and they will provide a 5ft asphalt trail. There was a discussion on what the length of a cul-de-sac should be for school buses. Mr. McKinney said school buses would not enter a development without a turn around. Mr. McKinney questioned if they should meet with the school. Mr. Peaco said yes. Mr. McKinney said the township has zero control on what the schools want or decides. Mr. Olsen mentioned getting the trails off the back side of the properties. Mr. Kaclik agreed. There was a discussion on lot 40 and how they will have access on Blackstone Lane through Right-of-Way. Mr. Olsen stated the large estate lot cannot be subdivided and must be noted on the deed. Mr. McCormick questioned the width of the trails and types. Mr. Kerns stated we are not looking for an approval until after the Public Hearing. It was mentioned the PRD Public Hearing will held on June 30th at 6:00 p.m.

Mr. Olsen said the stormwater management plan is superior by using infiltration trenches instead of retention ponds.

Rob Crouthamel questioned the trail connectivity from Stoup Road to Brookhaven Development. Mr. Kaclik said they would be directly across from each other. He said he will show it on the plan. Mr. Crouthamel asked if it could connect to Blackstone. Mr. Kaclik said it is a difficult terrain and not without crossing streams. Mr. McKinney asked if they could look at it. Mr. Kerns stated it would not be a walking trail it would be a climbing trail. Mr. Crouthamel asked if there would be any plant buffering. Mr. Kaclik said no.

On a motion by Marilyn Watson and seconded by Brett Schultz, Pinewood Farms was tabled. All in favor.

Adams Town Center Master Plan

Proposing two drive-thru restaurants, sit down restaurant, retail space and two existing commercial structures.

Location is 637 Rt. 228.

Adrian Halterlein who is with Hampton Technical Associates was present to represent Adams Town Center. He said the master plan will consist of two drive-thru restaurants and retail space. Mr. Halterlein stated they are requesting three waivers as follows.

A. 192-39 Minimum right-of-way dedication of 40 feet along Route 228 and 20 feet along arterial connections.

B. 192-39 – Bufferyard F along Route 228.

C. 192-56(A) – Number of off-street parking spaces.

Mr. Halterlein explained where the access road would be off Brickyard Road. Mr. Schultz stated the site distance needs to be right and said this would be very important. Mr. Schultz also mentioned buffer yards along Route 228 and would like to see smaller plantings. Mr. McKinney questioned the traffic light and location. There was a discussion on currently left in and left out is permitted. Mr. McKinney stated they need to meet with PennDOT. It was also stated in the comment letter a Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module will need to be approved for the development.

On a motion by Marilyn Watson and seconded by Steve Madeja, Adams Town Center was tabled.

All were in favor.

Superior Pool Development

Proposing a warehouse and office building.

Location is 486 Mars Valencia Road.

Mr. McKinney recommended to table the development since all the paperwork was not submitted in timely fashion. Mr. Sean Gallagher stated they must provide documentation of ownership or authorized as Power of Attorney.

On a motion by Marilyn Watson and seconded by Steve Madeja, Superior Pools was tabled.

All were in favor.

SKETCH PLAN

GetGo

Three Degree Road and Route 228.

Pat Avoilo was present to represent GetGo #3304. He stated it was going to be very similar to the GetGo on Warrendale Road except this will have a carwash. He said they have been working on the traffic design many years with PennDOT. There were concerns regarding the schools being close by. Ms. Watson question

the size of the fuel tanks and how many there will be.

Tim Stack who lives at 240 Forsythe Road had questioned what type of antifreeze would be used.

He was very concerned about the toxicity and runoffs.

OTHER

Trail Ordinance

Mr. McKinney stated there will be a joint meeting with the Board of Supervisors and Planning Commission on Monday, June 21st at 4:30 pm.

He said there may be a discussion on trails and slopes.

Slope Ordinance Revision

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 6:30 P.M.

All were in favor.