



ADAMS TOWNSHIP PLANNING COMMISSION

July 07, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, July 07, 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 Steve Madeja, the minutes from the June 02, 2021, Planning Commission meeting were approved.

All were in favor.

On a motion by Jeff McCormick and seconded by Steve Madeja, the minutes from the June 21, 2021, Work Session meeting were approved.

Five were in favor and 2 abstentions.

PUBLIC COMMENT

Tina Wilson lives at 105 Good Luck Lane. She had concerns about the long-term smaller stations not being able to sustain with the new corporate stations coming into Adams.

OLD BUSINESS

Pinewood Farms Development

Proposing 40 lots in the RC District.

Location is 242 Stoup Road

Mr. Kaclik was present to represent Pinewood Farms. He stated they are waiting for the Board of Supervisors decision from the PRD Hearing. He requested that the Planning Commission table the development. Mr. Kaclik granted an extension through August 31, 2021.

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

All were in favor.

Superior Pool Development

Proposing a warehouse and office building.

Location is 486 Mars Valencia Road.

Mr. Stahl was present to represent Superior Pools Development. He stated there are two lots. He explained the lot closest to Mars Valencia will be the new office building. Mr. Olsen said there needs to be a maintenance agreement added to the plan in case one of the lots would sell. Mr. McKinney recommended driveway and lane maintenance. Mr. Gallagher stated the Plan Note should state "If rear lot is sold there will be a shared driveway Maintenance Agreement". Mr. Stahl said the HOP approved for their stormwater management and are waiting on the HOP approval for the driveway. There was a discussion on the buffering. Mr. Stahl and Kevin Hoge agreed to add the buffer if required in the Zoning Ordinance.

On a motion by Marilyn Watson and seconded by Steve Madeja, preliminary approval with plan note for shared maintenance agreement and buffering if required.

All were in favor.

Adams Town Center Lot Consolidation

Proposing a Lot Consolidation of 4 lots into one parcel.

Location is 637 Rt. 228.

Adrian Halterlein who is with Hampton Technical Associates was present to represent Adams Town Center. He explained access to Brickyard Road was not feasible for site distance. Mr. Shoup stated the lot consolidation is straight forward.

On a motion by Brett Schultz and seconded by Bob Downie, the lot consolidation received final approval.

All were in favor.

Adams Town Center Master Plan

Proposing restaurants and retail space

Location is 637 Rt. 228.

Mr. Halterlein stated there is still an access to the property on the East if it were developed in the future. He said they would like a 40-foot relief from the township dedication. He said PennDOT has already acquired the necessary right-of-way for the widening of Route 228. There was also a discussion on the buffer-yard landscaping along Route 228. There was mention of a traffic light and who would pay for it. Mr. Nelson stated he was going to pay for the traffic light.

On a motion by Marilyn Watson and seconded by Liz McMeekin, approved waiver of township right-of way dedication.

All were in favor.

On a motion by Marilyn Watson and seconded by Brett Schultz, approval of waiver for buffer-yard F on Southwest corner of the parcel.

All were in favor.

On a motion by Marilyn Watson and seconded by Brett Schultz, received preliminary approval.

All were in favor.

Superior Pools Amendment

Mr. Gallagher spoke, he asked Ms. Watson and Steve Madeja if they were willing to amend their motion for Superior Pools to add final approval to the preliminary approval. Ms. Watson and Mr. Madeja agreed.

All were in favor.

NEW BUSINESS

GetGo Convenience Store #3304

Proposing Minor Subdivision

Location is Three Degree and Route 228

Brian Phelan was present to represent GetGo #3304. Mr. Phelan stated they are proposing a GetGo convenience store at the Northwest corner of route 228 and Three-Degree Road. He said they are subdividing 2.5 acres from Mars Homes for Youth property. Mr. Olsen stated they are required to have an HOP from PennDOT. Mr. Phelan said the application has been submitted. As currently presented, the proposed GetGo subdivision will not have frontage property on the existing Rt. 228 corridor. The issue of access to the existing Rt. 228 corridor will need to be addressed in the subdivision plan before approval can be granted.

On a motion by Marilyn Watson and seconded by Steve Madeja, GetGo minor subdivision was tabled.

All were in favor.

GetGo Convenience Store #3304

Proposing Major Land Development

Location is Three Degree Road and Route 228.

Mr. McKinney questioned the reasoning for the access on the northern side of the property. Mr. Schultz questioned the future use and intent of the small parcel between the GetGo and soccer fields. Mrs. McMeekin asked about the access to the current traffic light on Three Degree Road. Mr. McKinney said this a unique situation due to the current configuration and the reconstruction by PennDOT in the future

Brian stated there will be a carwash and sidewalks on Three Degree Road with right in and right out only.

Mr. Schultz, Ms. Watson, Ms. McMeekin and Mr. Madeja expressed concern that the right in and right out on **Route 228** is so close to the Three Degree Road intersection.

On a motion by Marilyn Watson and seconded by Steve Madeja, GetGo major land development was tabled.

All were in favor.

Adams Corner Preliminary Subdivision

Proposing Preliminary Major Subdivision

Location is Route 228 and Three-Degree Road

Mark Lesnick with Hampton Technical Associates stated this was approved two years ago. They added a new access road. They are asking for preliminary and final approval. Mr. Shoup with Shoup Engineering stated there are no issues with this plan. He said his only concern is with the .29% grade of Dori Drive at the intersection of Route 228.

Mr. Lesnick stated he would reevaluate the grade. Mr. Gallagher questioned if road names were approved by Butler County, Mark Lesnick said yes. Mr. Schultz asked if PennDOT did not widen Route 228 would the plan still go through. Mr. Lesnick said yes.

On a motion by Brett Schultz and seconded by Liz McMeekin, preliminary of master plan was given.

All were in favor.

Adams Corner Final Major Subdivision

Proposing Final Major Subdivision

Location is Route 228 and Three-Degree Road

On a motion by Brett Schultz and seconded by Bob Downie, Phase 1 received preliminary and final approval.

All were in favor.

Amherst Village Phase 6

Proposing Final Major Land Development

Location is Forsythe Road

Mr. Olsen said he recommends to table Phase 6. Mr. Olsen explained he did not receive the revised the Stormwater Management Plan until June 18, 2021.

On a motion by Brett Schultz and seconded by Marilyn Watson, Amherst Village Phase 6 was tabled.

All were in favor.

Amherst Village Phase 7

Proposing Final Major Land Development

Location is Forsythe Road

Mr. Olsen said he recommends to table Phase 7. Mr. Olsen explained he did not receive the revised the Stormwater Management Plan until June 18, 2021.

On a motion by Jeff McCormick and seconded by Marilyn Watson, Amherst Village Phase 7 was tabled.

All were in favor.

SKETCH PLANS**Sheetz Convenience Store**

Three Degree Road and Route 228

David Mastrostefano was present to represent the Sheetz Convenience Store. He discussed the proposed convenience store that will be located on the Southeast corner of Route 228 and Three-Degree Road. He also mentioned the sequence of roads being completed before opening. Mr. Stack pointed out his concerns of safety issues because of what has been permitted by PennDOT on Warrendale Road at the GetGo station. Heidi Brandon lives at 164 Hammond Road questioned the access road, charging stations and crossing at the school. Mr. Mastrostefano stated the charging stations are based on the geographic areas.

Mr. McKinney announced a Work Session for Monday, July 19, 2021, at 4:30 p.m.

OTHER**Trail Ordinance**

Mr. Gallagher stated he would like to move the Trail Ordinance to the Board of Supervisors.

On a motion by Brett Schultz and seconded by Marilyn Watson, Trail Ordinance approved to move to the Board of Supervisors.

All were in favor.

Slope Ordinance Revision

Mr. McKinney stated slopes will be discussed at the Work Session on the 19th.

ADJOURNMENT

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

All were in favor.