



ADAMS TOWNSHIP PLANNING COMMISSION
August 04, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 04, 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: 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 Steve Madeja, the minutes from the July 07, 2021, Planning Commission meeting were approved.

Four were in favor.

On a motion by Jeff McCormick and seconded by Steve Madeja, the minutes from the July 19, 2021, Work Session meeting were approved.

Four were in favor.

PUBLIC COMMENT

OLD BUSINESS

Pinewood Farms Development

Proposing 40 lots in the RC District.

Location is 242 Stoup Road

Mr. Chris Kerns was present to represent Pinewood Farms. He mentioned the Board of Supervisors will make their decision in September regarding the PRD Hearing. Mr. Kerns presented a site plan that incorporated an intermediate cul-de-sac as well as additional stormwater rain gardens. There was discussion on sidewalks along Stoup Road and how it would connect into Pinewood Farms. Ms. Watson questioned walking trails. Mr. Kerns identified trails on the site plan marked in red. Mrs. McMeekin questioned if lot 40 would still have access through Blackstone. Mr. Kerns said that it would. Mr. McCormick asked if their plan was still to have lots 1,2,3 & 4 in the PRD because they would need a 50ft. buffer along Stoup Road. It was mentioned that Mr. & Mrs. Corbin would like to purchase a 50 ft. buffer next to lot 1. Mr. McCormick stated some of the residents on Blackstone are not in favor of the trail connect to Blackstone Lane but that others in the township feel that it is important to seize the opportunity to keep connectivity flowing through the township. There was then a discussion. Mr. Gallagher asked Mr. Kaclik if they could show the plans two different ways with and without trails. Mrs. McMeekin asked Mr. Olsen if response comments were submitted and were they answered. Mr. Olsen said they did not submit a response letter. Mr. Crouthamel mentioned if lots 1,2,3 & 4 are included in the PRD, then a 50ft. buffer-yard would be required along Stoup Road. There was a discussion from Mr. Kerns and Mr. Kaclik they said if those lots are within the PRD fronting Stoup Road, they would have to request a modification to allow a driveway through the buffer-yard.

On a motion by Liz McMeekin and seconded by Bob Downie, Pinewood Farms was tabled, and the developer granted an extension through September 28, 2021.

Four were in favor.

Amherst Village Phase 6

Proposing Final Major Land Development

Location is Forsythe Road

On a motion by Liz McMeekin and seconded by Jeff McCormick, Amherst Village Phase 6 was tabled.

Four were in favor.

Amherst Village Phase 7

Proposing Final Major Land Development

Location is Forsythe Road

On a motion by Liz McMeekin and seconded by Jeff McCormick, Amherst Village Phase 7 was tabled. Four were in favor.

GetGo Convenience Store #3304

Proposing Minor Subdivision

Location is Three Degree and Route 228

Mr. Bill Sittig who is with Sittig Cortese LLC was present to represent GetGo. He explained the 40ft. right of way to be dedicated and the revisions that were made to the minor subdivision. Mr. Gallagher stated the GetGo revised their subdivision since the last meeting, and it is no longer land locked. He said it now abuts Three Degree Road and Route 228 which gives the property direct road frontage. Mr. Olsen stated the letter of service has been received from Breakneck and has been satisfied. Mr. Gallagher asked Mr. Sittig to discuss the land development for the public. Brian Phelan stated they are subdividing 3.2 acres off Mars Home for Youth. He explained there will be a carwash with infiltration basin and 6 gas pump stations. He said sidewalks will be added at the entrance of Three Degree Road and there will be right in and right out on Route 228 and Three Degree Road. Mr. Olsen stated the lighting plan has been modified to illuminate more than required. Josh Haydo with Wooster and Associates stated the traffic study has been approved.

Tina Wilson stated she was concerned about students crossing Three Degree Road and Route 228, the increase of traffic and the sale of alcohol being so close to the schools.

Anthony DePretis was present to represent the Mars Area School Board. He said they were concerned about the potential sale of alcohol and tobacco products in close proximity of Mars Area School District properties. He said the primary concern is with allowing further direct access to the properties around the intersection of Route 228 and Three Degree Road. He said this will greatly increase the traffic in front of the Primary Center. They would like to see only the currently proposed right-in/right-out access points along SR228, and no further access along Three Degree Road if it can be avoided. Sally Wick also representing the Mars area School Board questioned if alcohol and tobacco were going to sold. Mr. Sittig stated yes, they will follow The Bureau of Tobacco and Alcohol regulations.

On a motion by Bob Downie and seconded by Liz McMeekin, GetGo minor subdivision was given preliminary and final approval.

Four were in favor.

GetGo Convenience Store #3304

Proposing Major Land Development

Location is Three Degree Road and Route 228 Mr. McCormick suggested that since a couple of PC members that have considerable knowledge on traffic are absent tonight, he would like to table the Major Land Development for their opinion.

On a motion by Liz McMeekin and seconded by Jeff McCormick, GetGo Major Land Development was tabled.

Four were in favor.

SKETCH PLANS

OTHER

Slope Ordinance Revision

Ms. Watson announced there will be a Work Session on Monday, August 16, at 4:30 p.m.

ADJOURNMENT

On a motion by Bob Downie and seconded by Jeff McCormick, the meeting was adjourned at 6:00 P.M.

Four were in favor.