

ADAMS TOWNSHIP PLANNING COMMISSION

August 5, 2020

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 5, 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, Bob Downie, Steve Madeja, Clay Morrow and Brett Schultz. 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 1, 2020 Planning Commission meeting were approved.

Five were in favor. There was one abstention.

PUBLIC COMMENT

Mr. Thomas Lappe who lives at 188 Hesperheide Road had concerns regarding the installation of the sewage lines for the new development, Gabriel's Crest. Mr. McKinney explained the township does not design or approve the sewage plans. Mr. Chris Kaclik said the Breakneck Creek Authority and the township has an inspector at the site daily. Mr. McKinney suggested contacting the Code Officer to start the process with Breakneck Creek.

OLD BUSINESS

Harlan Simons Industrial/Residential

Location is Dobson Road.

Proposing Preliminary Subdivision and Land Development.

Allan Beechey with Sheffler & Company Inc. was present to represent Harlan Simons. Mr. Beechey stated they are working on the Township Engineers comments.

On a motion by Marilyn Watson and seconded by Brett Schultz, Harlan Simon was granted an extension through December 31, 2020.

Six were in favor.

Amherst Village 5-7 Conditional Use

Location Mars Evans City Road.

Proposing Preliminary Subdivision and Land Development.

Allan Beechey with Sheffler & Company Inc. was present to represent Amherst Village. He said they are still working with the DEP to avoid stream encroachment. Mr. Beechey stated there will be 47 acres of open space, inter-connective walking trails, additional preservation and conservation easements and a total of 288 lots. Mr. Morrow questioned if Mr. Rodriguez has agreed to allow trees to be disturbed on his property. Mr. Kaclik stated they have received a letter from him with permission. Mr. Kaclik said they will replace the trees that are disturbed. There was a discussion on trails and sidewalks.

Tim Stack who lives at 244 Forsythe Road had concerns regarding the green space, clubhouse, pool and traffic study, etc.

Mr. Olsen said the green space is well above what is required for the development. Mr. Beechey explained the clubhouse will have two stories on 6 acres. Mr. McKinney stated the traffic study has already been provided which is viable document. Mr. Stack disputed the traffic study. He also had concerns regarding slopes, wetlands and environmental issues. Mr. Beechey stated there are conditions that will be followed. Mr. Olsen stated the developer has agreed to have a Geo Tech on site.

Mrs. Ruth Jones who lives at 129 Jones Lane had concerns regarding her property being in the middle of the development. She stated that Mr. Kaclik and I have not come to an agreement for my property. The Planning Commission questioned if Mrs. Jones's property is shown on the current development plans. It was determined that it wasn't shown on the plans and there were new buildings on it. On the advice of Mr. Sean Gallagher, the plan was tabled. He said public comment should continue.

Tina Wilson who lives at 105 Good Luck Lane had concerns about the quality of life while development continues.

Cathy Roach who lives at 149 Davidson Road had concerns about Mrs. Jones and her living in the middle of a construction zone.

Jennifer McAfee who lives at 125 Oak Lane questioned if the same engineer did the traffic studies for Cypress Fields and Amherst Village. Mr. Olsen replied no. She also stated water and public sewer should be brought to the residents. Mr. McKinney stated the developer brings the water and sewer to the development and residents have the option to tap in or not. He stated they follow the Planning Codes.

Rob Crouthamel who lives at 139 Pearce Road spoke about slopes and his concerns if Amherst Village is in compliance with the ordinance. Mr. Olsen replied yes.

On a motion by Marilyn Watson and seconded by Brett Schultz, Amherst Village was tabled, and an extension was granted through September 30, 2020.
Six were in favor.

Shell Station and Convenience Store

Location Whitetail Meadows.

Proposing a gas station and convenience Store.

Tony Clerici with Larson Design Group was present to represent the Shell Station. Mr. Clerici stated they have complied with the Mr. Olsen's comments. He explained the stream mitigation will be completed before the final inspection. Mr. Gallagher stated if the stream mitigation is not completed the Certificate of Occupancy will not be given. Mr. Clerici also explained that the Developer FWH would be responsible for the planting and monitoring for 5 years. Mr. Gallagher explained if the developer defaults, Shell Convenience Store would be responsible as the 3rd party beneficiary. Jennifer Breuninger agreed. Mr. Clerici agreed and said that Mr. Hespenheide is aware of the conditions. Mr. McKinney said this will be a condition of the CO. Mr. Schultz questioned the slopes on the driveway. Mr. Clerici stated their regulations for slopes are stricter than the townships. Mr. Olsen stated he received a detailed list of hazardous materials that will be used for the car wash and forwarded a copy to Breakneck Creek Regional Authority.

Tim Stack who lives at 244 Forsythe Road had questions about the carwash, chemicals, heating system and what it can do to the environment. Jennifer Breuninger with AECOM stated Shell Convenience Store are very environmentally conscious.

Mr. Olsen said they must comply with the Uniform Construction Code.

On a motion by Marilyn Watson and seconded by Brett Schultz, Shell Convenience Store was given preliminary and final approval providing the stream mitigation is completed upon the final inspection.
Six were in favor.

Mr. Brett Schultz left the meeting at 6:00 p.m.

NEW BUSINESS

Cole Plan of Lots Revision No.2

Location is Cole Lane

Proposing to correct property lines.

Jennifer Haslett was present to discuss the Cole Plan of lots. Mrs. Haslett stated they wanted to build a single-family home. She said they contacted Survey Tech & Associates to perform a property survey. They discovered the previous survey pins from years ago were incorrect and 63 feet was left off of the

original property survey. Mrs. Haslett said they are asking for the plan to be revised. Mr. McKinney said the purpose of this plan is to correct the property lines. On a motion by Clay Morrow and seconded by Steve Madeja, Cole Plan of Lots was approved. Five were in favor.

Friedline Lot Line Revision Plan

Location is Tenacity Trail

Proposing to transfer property to adjoining property.

Paul Neff with Rhea Engineers was attending the Planning Commission meeting via phone.

Mr. Neff stated Mr. Friedline is buying 2 pieces of property in order to have more road frontage. Mr.

Olsen explained the main issue is the RC Zoning District requires a minimum of 1-acre lot size. He said Lot A will be less than 1 acre. Mr. Olsen said the only way to allow less than a 1-acre lot would be through a variance with the Zoning Hearing Board. Mr. McKinney emphasized this needs to be done correctly.

Mr. Gallagher directed Mr. Neff to contact the Township staff to schedule a Zoning Hearing Board meeting. Mr. McKinney suggested to inform Mr. Friedline. There was discussion whether Tenacity Trail Road is a Township Road.

On a motion by Marilyn Watson and seconded by Steve Madeja, Friedline Plan was tabled due to a variance issue.

Five were in favor.

OTHER

Trail Specifications.

Phil Gryskewicz who is the Project Manager with Olsen Craft Associates was present to discuss future trails. Mr. Gryskewicz presented a slide show illustrating different materials and methods of constructing community trails.

Mr. McKinney announced there would be a further discussion on the trails at the Work Session on Monday, August 17, 2020 at 4:30 p.m.

There was also a discussion on the Slope Ordinance. Mr. Olsen mentioned the last draft of the Ordinance could be modified. Mr. McKinney said the Planning Commission will continue the discussion on trails and slopes on August 17th.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 6:40 P.M.

Five were in favor.