



ADAMS TOWNSHIP PLANNING COMMISSION
September 01, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, September 01, 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, Steve Madeja, Brett Schultz, 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 Downing, the minutes from the August 04, 2021, Planning Commission meeting were approved.

Five were in favor. One abstention.

On a motion by Marilyn Watson and seconded by Steve Madeja, the minutes from the August 16, 2021, Work Session meeting were approved.

Six were in favor.

PUBLIC COMMENT

Tim Stack who lives at 240 Forsythe Road said he was accused in a letter of saying the current Township officials and past officials are exploiting their positions. Mr. Stack stated he was miss quoted and never said that.

He said they may be exploiting their positions to further their own cause.

Mr. McKinney said it was unquestionably, unfair to accuse the Board of Supervisors and the Planning Commission of any misconduct. He said they make \$35.00 per meeting which is pre-tax. Everyone makes every effort to do their best. Mr. McKinney stated he expects a lot more respect from Mr. Stack. Ms. Watson said she feels the same. She stated the Board of Supervisors and the Planning Commission take offense to his comments.

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 talked about the open-space and the six-foot conservation easement along Stoup Road which has been noted on the plans per Mr. Sean Gallagher's request. Mr. Kerns stated that a bufferyard encroachment will be along Stoup Road due to the driveways being in the bufferyard, but that is permitted by the ordinance. Mr. Olsen questioned if the pedestrian easement would be public. Mr. Kerns said yes it would be. Mr. Sean Gallagher asked Mr. Kerns if given tentative approval could you add the cud-de-sac in the middle of the plan next to lot 12 before approval from the Board of Supervisors and to also add an easement at lot 20 & lot 22. Mr. Kerns agreed. Mr. Brett Schultz stated the bufferyard needs to be identified to match Hickory Glens and the 50 ft. buffer should not exceed the existing tree lines. He said lots 22,26,27,28,29 and 31's lots need to be appropriate, and the details need to be added on the plans. Mr. Olsen said the SWM isn't quite finished and needs to be completed for final approval.

The plan needs to be noted that Lot 5 cannot be subdivided in the future.

Public water easement for residents on Blackstone Drive for future water which would be between lots 21-22 or lots 22-23. Mr. McCormick requested that Mr. Kerns sketch a feasible trail connection to

Blackstone Lane for the townships review. Mr. Crouthamel questioned the slope allowance and building on that part of the development. He also mentioned it was bufferyard "D" at Hickory Glen. Mr. Olsen stated that part of the conditions is having a Geo Technical study. Mr. Kaclik agreed. Mr. Tom Kennedy who lives at 317 Dobson Road was concerned about the bufferyard between his property and the developments. Mr. Kaclik said they will clear cut short of the bufferyard.

Mr. McKinney stated the following would need to be noted and shown on the plans for approval, road and second order trail connectivity, stormwater management, public pedestrian easement along Stoup Road for walking, Lot 5 can never be subdivided in the future, public water line easement to Blackstone, open space conservation easements and a Landscape Buffer Type "D" should be used within the 50' bufferyard along Stoup Road, a 6' paved trail within a 20' public pedestrian easement should be within the 50' buffer which is a conservation easement. Mr. Gallagher asked both Mr. Kerns and Mr. Kaclik if they agree with the listed items. They replied yes.

On a motion by Marilyn Watson and seconded by Steve Madeja, Pinewood Farms received tentative approval if the listed items are noted and addressed.
Six were in favor.

Amherst Village Phase 6

Proposing Final Major Land Development

Location is Forsythe Road

Ed Moore with Sheffler & Company was present to represent Amherst Village Phase 6. Mr. Moore said he has addressed all of Mr. Olsen's comments. Mr. McKinney asked Mr. Olsen if he was satisfied. Mr. Olsen said yes. Mr. Gallagher stated he has not completed the review for the Covenants. He said this will be a condition on the approval.

On a motion by Marilyn Watson and seconded by Bob Downie, Amherst Village Phase 6 received final approval provided HOA covenants are approved.
Six were in favor.

Amherst Village Phase 7

Proposing Final Major Land Development

Location is Forsythe Road

Ed Moore with Sheffler & Company was present to represent Amherst Village Phase 7. Mr. Moore said he has addressed all of Mr. Olsen's comments. Mr. McKinney asked Mr. Olsen if he was satisfied. Mr. Olsen said yes. Mr. Gallagher stated he has not completed the review for the Covenants. He said this will be a condition on the approval.

On a motion by Steve Madeja and seconded by Brett Schultz, Amherst Village Phase 7 received final approval provided HOA covenants are approved.
Six were in favor.

GetGo Convenience Store #3304

Proposing Major Land Development

Location is Three Degree Road and Route 228

Mr. Bill Sittig who is with Sittig Cortese LLC was present to represent GetGo. He explained there was a minor modification made since the last meeting. Mr. Sittig said they are only here to discuss the land development, there will be a separate hearing to discuss the liquor license. Mr. McKinney questioned if they have received their HOP approvals. Mr. Schultz questioned why the chain link fence was removed. Mr. Sittig explained the buffer would take place of the fence. There was a discussion about the soccer fields. Mr. Avolio stated MHY property will no longer be available for soccer use. He said the soccer association has been put on notice. Mr. Olsen stated there will be a pedestrian easement and a sidewalk along Three Degree Road. He said the plan also shows a crosswalk.

Dave Barber who lives at 318 Denny Road had concerns about the additional traffic and the impact on the township. He questioned the traffic study. Mr. McKinney stated the study has been completed.

Jennifer McAfee who lives at 125 Oak Lane had concerns about the plan removing the fence. There was a discussion. Mr. McKinney suggested the soccer field association should pay for a fence for their property.

On a motion by Brett Schultz and seconded by Marilyn Watson, GetGo Major Land Development received preliminary and final approval with the condition they install a split-rail fence. Six were in favor.

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

SKETCH PLANS

Sunrise Acres Phase II

Location is Ridge Road

Brad Simmons with Sheffler & Company was present to represent Sunrise Acres. He said phase II was approved March 26, 2019. He explained they would like to add single family homes instead of having the duplexes. Mr. Simmons stated they will not be changing the footprint. He said phase II would consist of 22 single family dwellings. Mr. McKinney stated reducing the density is positive. Mr. Simmons said they would be submitting for October. Mr. Gallagher asked them to check the facts and findings.

Sunrise Acres Phase I

Clubhouse sidewalk revision

Mr. Brad Simmons was present to represent Sunrise Acres. He stated they would like to move the sidewalk across the road to be adjacent to the clubhouse which would make it convenient for the future residents. Mr. Brennan stated the change will show in the phase II development plans.

Mahoney/Harjer Development Plan

Location is Forsythe Road

Mr. Victor with Wetzell and Associates presented a sketch plan showing a proposed development of the Mahoney/Harjer property that would require a connection to Phase V Amherst Village and connection to Forsythe Road via Harjer Lane. Approximately 50% of the land would be open space. Proposing 114 units in the RAM zoning district using the Village Model including a clubhouse. Supervisor Ford express concern for increase traffic on Blackrock Blvd.

Mr. Crouthamel, he stated it doesn't fit as a Village Model. Mr. Stack had concerns about traffic on Forsythe Road.

OTHER

Slope Ordinance Revision

Mr. McKinney announced there will be a Work Session on Monday, September 20th, at 4:30 p.m.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 6:35 P.M. Five were in favor.