

The regular meeting of the Adams Township Board of Supervisors was held on October 25, 2021, at 7:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Russell R. Ford, Edward L. Vogel, Linda E. Lees and Darryl M. Brandon, Solicitor Michael Gallagher, Chief Shawn Anglum, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joseph Julian, and Assistant Secretary Andrea Dunton.

Chairman Ford called the meeting to order at 7:04 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

William Curran, 226 Dobson, attended the meeting to discuss his issues with the current Meadow Point plan. Mr. Curran gave the Supervisors pictures of the street light fixtures that were put in near his house and the flooding that is occurring around his driveway.

Mr. Curran expressed that his main concern with the new street light fixtures installed by the Meadow Point developer is that they are excessively bright and unattractive.

After looking over the pictures, Chairman Ford stated that he agrees the lights are bright and notices a glare from the lights which is what the Township likes to avoid with street lighting.

Mr. Curran's other concern is the mud and water that accumulates over driveway and walkways.

Mr. Ford asked if there was a representative for Meadow Point in attendance that would like to speak on this matter.

Mike Greca, Meadow point representative, stood before the Supervisors and said that he was there to listen to all concerns and work with the township to find solutions.

Mr. Ford requested that our Code Department evaluates the property and then set a meeting with residents and developer.

Don Werner, 405 Blackstone Lane, attended the meeting to discuss the new light fixtures on Dobson Road in the Meadow Point plan. Mr. Werner referenced the Dark Sky ordinance in Pittsburgh, PA stating that our township should adapt to that kind of forward thinking.

Tim Stack, 240 Forsythe Road, handed out a Cranberry Eagle article titled "New Lancaster Manager Looks to Listen" and requested that the article be read by supervisors.

Chairman Ford asked Mr. Stack if he has a list of residents or comments from residents that discuss this topic and how it relates to our township.

Mr. Stack stated that he does not have a list at this time.

Mr. Ford asked that Mr. Stack start giving these handouts in advance so that they have time to read prior to meetings and respond appropriately to the public.

Tina Wilson, 105 Good Luck Lane, stated that she is one of the residents that Tim Stack is referring to. Ms. Wilson is concerned with the slope ordinance and has attended all meetings and work sessions regarding the slopes ordinance and has expressed her concerns. Ms. Wilson stated that it is important for all the board members to take the time to listen to residents' concerns with respect.

Darryl Brandon asked the residents if they would give examples of what neighboring townships we should be referencing and on what topics. Mr. Brandon stated that we look to residents and neighbors for guidance and appreciate suggestions.

Tim Stack asked that we look into Hampton Township's Environmental Committees.

APPROVAL OF MINUTES

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the minutes of the meeting of October 11, 2021, were approved. All were in favor.

PLAN REVIEW

Adams Corners Sheetz Convenience Store

Phil Lope, a representative from Mars Home for Youth, stated that MHY has no objections to the Sheetz plan to be presented in front of the Supervisors but objects to any differential treatment to the Sheetz Plan. Mr. Lope said that the GetGo plan was presumably because of the pedestrians crossing and because of the proximity of Mars High School. He requests that the same be considered when voting on the Sheetz Plan.

Darryl Brandon stated that the Supervisors will take that under advisement once they are able to review. No representative of Adams Corners Sheetz Convenient Store was in attendance.

On a motion by Linda E. Lees and seconded by Darryl M. Brandon, the Adams Corners Sheetz Convenient store was tabled. All were in favor.

Sunrise Acres Phase II Final Approval

Brad Simmons with Sheffler & Company was present to represent Sunrise Acres.

Mr. Simmons stated that the sidewalks in Phase I have been revised to the other side of the road to be adjacent to the new clubhouse and that the duplex lots in Phase III were converted to single family homes. Both revisions were presented and approved by Planning Commission.

The Board of Supervisors requested that the open space in Phase II be labeled as "conservation easements" and if the trails shown in Phase II could also be labeled as public pedestrian easements.

The representatives for Sunrise Acres agreed to these terms.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Sunrise Acres Phase II was given final approval. All were in favor.

Pinewood Farms Tentative Approval

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the Pinewood Farms PRD was granted tentative approval conditioned that the recommendations of the Planning Commission be included in the motion for approval. All were in favor.

Mike Gallagher, Township Solicitor, requested authority to draft a letter to Pinewood Farms Development, LLC. Listing all conditions.

On a motion by Linda E. Lees and seconded by Darryl M. Brandon, authority to draft a legal letter for Pinewood Farms PRD conditions was granted. All were in favor.

Whitetail Meadows Lot 50 Amendment 10

Jimmy Sperdute, Sperdute Surveying, attended to represent Whitetail Meadows. Mr. Sperdute explained that this is the tenth amendment. He is requesting approval to subdivide lot 50.

On a motion by Linda E. Lees and seconded by Edward L. Vogel, Whitetail Meadows Lot 50 Amendment 10 was approved. All were in favor.

NEW BUSINESS

Distribution of Foreign Fire payment to Fire Departments- Callery & Adams Area

Mike Gallagher gave a brief description of our yearly Foreign Fire Tax State Aide.

On a motion by Edward L. Vogel and seconded by Darryl M. Brandon, payment to Adams Area Fire District in the amount of \$68,446.16 and the payment to Callery Volunteer Fire Relief Association in the amount of \$34,223.09 was approved. All were in favor.

MS4 Commitment Letter

Gary Peaco was seeking approval to get the MS4 Commitment letter signed. Mr. Peaco explained that the letter was a funding commitment between Valencia Borough and Adams Township for the MS4 Stream Restoration Grant.

On a motion by Edward L. Vogel and seconded by Linda E. Lees, the MS4 funding commitment letter was approved for a signature. All were in favor.

ADJOURNMENT

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the meeting was adjourned at 7:55 p.m. All were in favor.



Andrea C. Dunton, Assistant Township Secretary