



**ADAMS TOWNSHIP PLANNING COMMISSION**  
**November 03, 2021**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, November 03, 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, Jeff McCormick, and Liz McMeekin. 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 October 06, 2021, Planning Commission meeting were approved.  
Five were in favor and one abstention.

**PUBLIC COMMENT**

Mr. Donald Werner who lives at 405 Blackstone Lane spoke about the meaning of Anthropocene. Which means everyone is living through the results of one's actions. It was explained that human activity has been the dominant influence on climate and the environment.

**OLD BUSINESS**

**NEW BUSINESS**

Mensch Subdivision

Proposing to subdivide one lot into two lots.  
Location is 116 Hutchman Road.

Mr. Bruce Mensch who lives at 115 Lowery Drive was present to represent his subdivision. He said he would like to divide one lot into two lots. He explained that lot #1 would remain as a non-building lot and be used for a garage/storage that will only have electric, no water or sewage. He said he submitted Planning Waiver and Non-Building Declaration. Mr. Olsen asked Mr. Mensch if he was willing to dedicate an MS4 easement for stream mitigation. Mr. McKinney explained how and what the MS4 program is. Mr. Mensch agreed to the easements. Mr. Olsen stated this would need to be added to his plan before moving forward to the Board of Supervisors. Mr. Gallagher said that they would be in contact with his Cheryl Hughes who is with Land Surveyors to make the changes.

On a motion by Marilyn Watson and seconded by Bob Downie, Mensch subdivision was approved contingent on the MS4 easement showing on plan.  
Six were in favor.

## **SKETCH PLANS**

### **American Natural**

Proposing a right in/right out driveway accessing Route 228

Location is Route 228/Scharberry Lane. Jimmy Bromley who is the CEO of American Natural was present. He said they are proposing a right in and right out of Route 228. He explained why the current access is not working for and they are losing business. He stated they are trying to keep their business open and have spoken to PennDOT. Jerrod Crosby with Wooster and Associates stated PennDOT had no issues with their request of having the right in and right out. He said the grade will be within the township limits at 11%. Mr. Peaco stated that Adam Marshall from PennDot called him and stated they have concerns but will probably permit the curb cut provided the Township does not have any issues. Mr. McKinney stated what they are asking for is not a township impediment.

Mr. Gallagher stated there will be few steps to this process. He explained they will need an HOP, a site development plan, submit formal plans next month and since the overlay agreement has been signed not to have access to Route 228 there will need to be a real good reason why you need to take this route.

## **OTHER**

### **Slope Ordinance Revision**

Mr. McKinney stated the solicitor needs time to review the Slope Ordinance. He said they received several documents from the community and only had a few days for review.

Mr. Clayton Woodward lives at 152 Horseshoe Drive had concerns regarding the potential impact the slope ordinance will have and will minimize developing property and possible devalue property. Mrs. McMeekin stated they need to protect the adjacent landowners which have had adverse issues. Mr. Crouthamel said the current draft does not protect the steep slopes. Mrs. Wilson said she is very concerned about who will be the grading officer and importance of that position. Mr. Gallagher stated the draft will be made to the public the week of Thanksgiving. Mr. McKinney said that after the next Planning Commission meeting, he hopes to move the slope ordinance forward to the Board of Supervisors. Mr. Tim Stack had concerns regarding protection of the existing slopes.

## **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 5:45 P.M.

Six were in favor.