

ADAMS TOWNSHIP PLANNING COMMISSION

November 4, 2020

The regular meeting of the Adams Township Planning Commission was held on Wednesday, November 4, 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, Brett Schutz, Steve Madeja 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 October 7, 2020 Planning Commission meeting were approved.

Five were in favor.

PUBLIC COMMENT

OTHER

Mr. McKinney said after reviewing the minutes for Amherst Development with the solicitors, out of an abundance of caution, the solicitors recommend that Marilyn Watson's vote change from "aye" to "abstain".

On a motion by Steve Madeja and seconded by Jeff McCormick, motion to amend the minutes of January 08, 2020 to change Ms. Watson vote from "aye" to "abstain" on the Amherst Village Conditional Use.

Four were in favor and one nay.

On a motion by Steve Madeja and seconded by Jeff McCormick, motion to amend the minutes of September 02, 2020 to change Ms. Watson vote from "aye" to "abstain" on the Amherst Village Preliminary Land Development approval.

Four were in favor and one nay.

Resident letter to Board of Supervisors.

Mr. McKinney said he was asked to address a few items that were in question that a resident had submitted to the Township.

1. Planning Commission member being a landowner of Amherst did not recuse themselves from the planning process. Mr. McKinney said the motions were amended.
2. Developer not owning the land at the time of application. Mr. McKinney said Developers rarely own the property it is usually contingent on the township's approval.
3. Stop sign concerns on Forsythe Road. Mr. McKinney said stop signs will greatly improve safety conditions.
4. Amherst plan not being protected for its scenic view. Mr. McKinney explained the developer follows the zoning.
5. Goals for connectivity. Mr. McKinney said the public was invited to a round table discussion where questions could be answered. He said only a few attended.

OLD BUSINESS

Harlan Simons Industrial/Residential

Location is Dobson Road.

Proposing Preliminary Subdivision and Land Development.

On a motion by Marilyn Watson and seconded by Brett Schultz, Harlan Simon plan was tabled.

Five were in favor.

Gregory Hull Plan of Lots

Location is 218 Hesperheide Road.

Proposing a lot line revision.

Mr. McKinney asked Mr. Hull if the items that were outstanding have been addressed. Mr. Hull replied yes. He said the township has received the Butler County review and the letter from Gabriel's Crest HOA.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Hull Plan of lots was approved.

Five were in favor.

Amherst Village Final Phase 5

Location is Forsythe Road.

Proposing 52 lots.

Allan Beechey with Sheffler & Company Inc. was present to represent Amherst Village Final Phase 5. He said they are currently addressing the comments from Mr. Olsen. Mr. McCormick questioned where the storm sewer will be discharging. Mr. Beechey replied to Kaufman Run. Mr. McKinney asked if there were easements. Mr. Beechey said there are multiply easements. Mr. Schultz commented on the streams not showing on the plan. Mr. McKinney asked Mr. Olsen to check the easements and streams.

Rob Crouthamel who lives at 139 Pearce Road questioned the area of disturbance and if it would be the entire site. Mr. Beechey stated the permit would be for the entire project although they will not be grading the entire area.

On a motion by Steve Madeja and seconded by Brett Schultz, Amherst Final Phase 5 was tabled.

Four were in favor and one abstained.

NEW BUSINESS

SKETCH PLAN

Harjer/Mahoney Property

Mr. Michael Wetzel with Victor Wetzel and Associates was present to represent the Harjer and Mahoney Property. He explained they would like ability to connect with Amherst Village and would work with Mr. Kaclik and Sheffler & Company. Mr. Olsen mentioned the stream and MS4 program.

Rob Crouthamel wanted to know if Harjer Lane is public, and how many homes are on Harjer Lane. Mr. Wetzel stated there are 3 homes and Harjer Lane is a private Lane. Mr. Crouthamel asked how many homes can be built if Harjer Lane is considered an access. The Planning Commission said a total of 60 homes if only one access. Mr. Crouthamel asked what the Zoning District is. Mr. Wetzel answered it is in RAM District.

Nelson Property

Location is 637 Route 228.

Adrian Halterlein who is with Hampton Technical Associates was present to represent Ray Nelson. He said they are proposing to develop 7.4 acres which would include an office building, retail and a drive-thru ice cream business. He explained they would like to construct a new connecting road between Rt. 228 and Brickyard. Mr. Halterlein mentioned they are hoping to get relief to reduce the bufferyard on

Route 228. Mr. McKinney stated you will need to work with PennDot for the road construction to Route 228.

OTHER

ADJOURNMENT

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

All were in favor.