



ADAMS TOWNSHIP PLANNING COMMISSION

October 06, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, October 06, 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, Sandy Nelco with Shoup Engineering. 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 September 01, 2021, Planning Commission meeting were approved.

Six were in favor.

On a motion by Jeff McCormick and seconded by Brett Schultz, the minutes from the September 20, 2021, Work Session meeting were approved.

Four were in favor. Two abstentions.

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

Sunrise Acres Phase II

Location is Ridge Road

Brad Simmons with Sheffler & Company was present to represent Sunrise Acres. He said Phase II has a slight adjustment. He explained single family dwellings are more in demand than duplexes. Mr. Simmons stated all the comments on Mr. Olsen's review have been addressed. McKinney had a few questions regarding preservation easements to conservation easements and the MS4 stream easements. Mr. Simmons agreed to make the changes to the plan. Mr. Brennen asked if the township was looking for access to the easements. Mr. Schultz said yes, the open space needs to be MS4 and open space. Mr. Brennen said he has no problem with those requests. Mr. McKinney stated the pedestrian easements must be stated as public access easements. Mr. Simmons said this is an easy change. Mr. McCormick asked if the buffer yard has changed. Mr. Simmons stated no it is still buffer yard C.

On a motion by Marilyn Watson and seconded by Steve Madeja, Phase II was approved.

Six were in favor.

Adams Corners Sheetz Convenience Store

Proposing a Sheetz Convenience Store & gas pump station.

Location is Route 228 and Three-Degree Road.

Ryan Wotus with Goldberg, Kamin & Garvin, LLP was present to represent Sheetz Convenience Store. Mr. Wotus explained it was in the overlay and is a permitted use. He wanted it noted the development did not request any variances per the township ordinances. Mr. Wotus said they are looking for approval. Mr. Schultz stated the sign package that was included does not constitute an approval. He said signs and lighting are separate approvals. Mr. Schultz had concerns about issuing Sheetz a Certificate of Occupancy before surrounding sidewalks are installed which will be the responsibility of the developer. Both Sheetz and the developer agreed the sidewalks will be installed before Sheetz can open for business.

Mr. Wotus and Mr. Mastrostefano spoke about the proposed amenities such as the drive-thru, outdoor seating, storefront brick paver sidewalks and the enclosed trash area which will have landscaping added behind it. Mr. Mastrostefano stated there will be no access off of Route 228 & Three Degree Road. Mr. Lesnick discussed the timing of sidewalks for the entire Phase 1 project and for Parcel A where Sheetz will be located. Mr. Peaco stated PennDOT will issue the HOP and coordinate with the township for curb cuts. Mr. Mastrostefano said they are looking to begin construction in March 2022 and will open at the end of 2022 providing the temporary signal is in on Route 228 at Dori Drive. Ms. Nelco with Shoup Engineering stated all comments were addressed by Mr. Scott Shoup. Mr. Crouthamel was concerned about the safety of crossing Three Degree Road and Route 228 before the final design. Mr. McKinney asked Mr. Geyer if he was willing to paint lines and add temporary signs to access walkways. He agreed.

Mrs. Brandon asked questions how the trails were laid out in the new development. Mrs. Brandon also questioned the electric car stations and chargers. Mr. Mastrostefano explained the EV companies reach out to them and would need permitted through the township. Mr. McKinney stated Mr. Olsen cannot give advice due to Hampton Technical representing Adams Corners. Butler County Review was not submitted. Mr. McKinney stated they could not move forward to the Board of Supervisors unless Butler County Review is received.

On a motion by Marilyn Watson and seconded by Brett Schultz, Sheetz Convenience Store was approved providing proof of Butler County Review Letter is received before the Board of Supervisors meeting. Six were in favor.

Mr. Brett Schultz left the meeting at 5:15 p.m.

SKETCH PLANS

Subdivision

Location is 114 Adams Woods Drive

Ryan Albert was present to discuss a potential subdivision. He would like to subdivide one acre off his parents' driveway. He explained he has unusable frontage to Huch Road and would have to use his parents' driveway for access to his new proposed residence. Mr. Peaco suggested meeting with the staff for more options.

Better's Property

Route 228 Development

Mike Hudec and Barry Ford were present to represent Continental Communities to discuss the future development of Better's property. Mr. Hudec said they are proposing higher end living which will include single family and multi-family homes as well as Assistant Living facility and small commercial businesses along Route 228. There was a discussion on access to Myoma Road and new traffic signal. Mr. Crouthamel asked if the developer could consider adding a sidewalk/pedestrian trail along Crider Road.

OTHER

Slope Ordinance Revision

Mr. McKinney said they need to discuss the 20 ft. setback from the property line. He stated that if there is a slope or not, no excavating can take place in the 20 ft. setback unless a modification is granted from the township. Mr. Gallagher stated he would make an adjustment and resubmit it to be added to the township website for public comment before moving to the Board of Supervisors. Mr. Crouthamel stated he does not feel the slope ordinance protects the steep slopes. Mr. McKinney stated there will not be a Work Session in October.

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.