



ADAMS TOWNSHIP PLANNING COMMISSION
January 05, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, January 05, 2022, 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, Bob Downie, Jeff McCormick, and Brett Schultz 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.

Pledge of Allegiance

REORGANIZATION OF PLANNING COMMISSION

On a motion by Brett Schultz and seconded by Liz McMeekin, Marty McKinney was nominated and elected to be Chairman for the Planning Commission. All were in favor.

On a motion by Jeff McCormick and seconded by Bob Downie, Brett Schultz was nominated and elected to be Vice Chairman of the Planning Commission. All were in favor.

On a motion by Liz McMeekin and seconded by Bob Downie, Marilyn Watson was nominated and elected as Secretary of the Planning Commission. All were in favor.

On a motion by Jeff McCormick and seconded by Brett Schultz the Meeting Schedule and Submission Dates for 2022 were approved. All were in favor.

APPROVAL OF MINUTES

On a motion by Bob Downie and seconded by Jeff McCormick, the minutes from the December 01, 2021, Planning Commission meeting were approved. Four were in favor and one abstention.

PUBLIC COMMENT

No public comment.

OLD BUSINESS

Holland Plan of Lots

Proposing to consolidate two lots into one lot.

Location is 407 Church Street Ext.

Mr. Joe Holland was present to represent the Holland Plan of lots. He explained why he was proposing to consolidate his second lot into one parcel. Mr. McKinney stated this was a simple revision and there were no comments from Mr. Shoup who is with Shoup Engineering that needed addressed.

On a motion by Brett Schultz and seconded by Liz McMeekin, the Holland Plan of lots was approved.

Five were in favor.

American Natural

Proposing a right-in and right-out access revision.

Location is Scharberry Lane off Route 228.

Jarrod Crosby who is with Wooster and Associates was present to represent American Natural. He said they have completed the appropriate paperwork that was discussed at November's Planning Commission meeting as a sketch plan to receive Township approval. Mr. Crosby stated PennDOT has no objection to permitting a right-in and right-out if the Township gives approval. He said they have completed the final plans and stormwater report. Mr. Gallagher stated typically the Township has not allowed for a direct access to Route 228 when there is a parallel road, except for the Route 228 Auto Mall.

Mr. Schultz stated there were allowances made for Whitetail Meadow. Mr. Schultz questioned Mr. Crosby if approved, are they going to vacate the original approval of the left in off Scharberry Lane. Mr. Crosby replied yes. Mr. Olsen had concerns about the change of grade from Route 228 entering the new entrance. He also asked if they would add additional lighting. Mr. Crosby agreed.

Mr. Peaco stated it's not so much the use, it's about the location and concerns of accidents.

Mr. Crouthamel who lives at 139 Pearce Road had concerns as someone who travels and feels the Township is opening a can of worms. He stated this will allow for more businesses to access for Route 228. He also questioned the refueling trucks using the new entrance and vehicles from other businesses making the new entrance a pass through. Mr. McKinney said there could be a few that pass through. Mr. Crosby stated the fuel trucks will continue with their original route and will refuel in the middle of the night.

On a motion by Jeff McCormick and seconded by Bob Downie, American Natural was approved. Four were in favor and one abstention.

NEW BUSINESS

Indian Run Lots 104 & 105

Proposing a lot line Revision.

Location is 435 and 439 Myoma Road.

Jimmy Sperdute who is with Sperdute Land Surveying was present to represent Indian Run Lots. He said this is a minor subdivision between lots 104 & 105 revision. Mr. Sperdute stated a deed of conveyance would need to be created to the new lot 104R.

On a motion by Jeff McCormick and seconded by Brett Schultz, Indian Run minor subdivision was approved.

Five were in favor.

Terek Plan of Lots – Resubmission

Proposing a seven-lot subdivision.

Location is Stoup Road.

Jimmy Sperdute who is with Sperdute Land Surveying was present to represent the Terek Plan. He said it was originally submitted as a Minor Subdivision and resubmitted as a Major Land Development due to the public sewer extension which is approximately 6 weeks away. Mr. Olsen stated there were a couple of loose ends. He stated the trails would need bonded and a separate cost estimate and agreement would need to be created.

On a motion by Bob Downie and seconded by Jeff McCormick, Terek Plan received preliminary and final approval with the condition of bonding from Breakneck Creek Sewer Authority.

Five were in favor.

SKETCH PLANS

Allegheny Safe & Lock

Proposing a locksmith business.

Location is 354 Mars Valencia Road.

Dan Sommers was present to represent Allegheny Safe & Lock. Mr. Sommers explained there will be a metal pole building for their offices that will be approximately 36 x 112 with three employees during the day and the office hours are 8:00am. to 4:00pm. He mentioned the current driveway will be paved. Mr. Olsen stated storm water management and lighting will be required as well as a buffer- yard on residential side.

OTHER

Slope Ordinance Revision

Mr. McKinney stated the Planning Commission has been trying to establish an Ordinance to balance the needs for both developers and property owners. He said he would like to know what everyone's opinion is.

Mr. Brett Schultz stated there is too much ordinance. He said you need to identify the slopes that you want to protect and preserve. Mr. Schultz explained homeowners are paying taxes on property they cannot use.

Mrs. McMeekin stated a lot of work has gone into this draft and would hate to start over again.

Mr. Downie stated the ordinance is very hard to compare and understand.

Mr. McCormick stated he understands Mr. Schultz logic and asked what the professional staff feels.

Mr. Olsen stated the original ordinance put too much on the engineer. He said the biggest concerns were landslides in the Township. Mr. Olsen stated the Township is fortunate to have developers that hire Geotech's. He said steep slopes are an environmental hazard in his opinion. He explained the ordinance has another purpose, which is to keep it natural as stated in the Comprehensive Plan.

Mr. McKinney thanked Mr. Gallagher for all his effort and commends him for what he has accomplished. He asked if a Geotech should review the ordinance and critique it due to it being very complicated.

Mr. Sperdute asked if the ordinance is to limit development or to maintain the integrity.

Mike Sutton lives at 216 Horseshoe Drive stated it is important to have a Geotech look at the ordinance. He questioned what exactly the township is trying to accomplish or solve. He said the Township does not have issues. Mr. Sutton stated no one here is qualified to judge the ground dimensions or slopes.

Mrs. Tina Wilson stated the Township has been discussing slopes since 2019 and everyone has worked well together. She expressed how much she cares about the community.

Mr. McKinney stated we are trying to do the right thing, and some are saying the Planning Commission does not listen.

Mr. Gallagher said he would like comments to be submitted to the Township by January 24th, 2022.

Mr. Tim Stack has concerns about aesthetics and vegetation.

Mr. McKinney said he wanted to alert the community they are going to re-engage in meetings with the Impact Fee Committee. He said there will discussions on the East and West Impact Fees and what would be appropriate moving forward.

ADJOURNMENT

On a motion by Bob Downie and seconded by Brett Schultz, the meeting was adjourned at 6:35 p.m. Five were in favor.