



## **ADAMS TOWNSHIP PLANNING COMMISSION**

### **February 02, 2022**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 02, 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, Marilyn Watson, Brett Schultz, Liz McMeekin, and Steve Madeja. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian, Township Engineer Ron Olsen. Solicitor Mike Gallagher and Recording Secretary Suzanne Hanovick.

#### **Pledge of Allegiance**

#### **APPROVAL OF MINUTES**

On a motion by Jeff McCormick and seconded by Bob Downie, the minutes from the January 05, 2022, Planning Commission meeting were approved.

All were in favor.

#### **PUBLIC COMMENT**

No public comment.

#### **OTHER**

##### **Slope Ordinance Revision**

Mr. McKinney stated he wanted to address the Slope Ordinance that has been worked on for a very long time. He said they have decided to table the ordinance. Mr. McKinney stated no one agrees and why fix something that isn't broken. He said it will be tabled indefinitely.

On a motion by Bob Downie and seconded by Marilyn Watson, motion was made to table the Slope Ordinance indefinitely. Mr. McKinney thanked everyone for their patience.

#### **OLD BUSINESS**

##### **Pinewood Farms**

Proposing Final Major Subdivision of 40 lots.

Location is 242 Stoup Road.

Mr. Shane Kaclik was present to represent Pinewood Farms. He said they are currently working on the response letter to address Mr. Olsen's comments. He stated at this point they would like to table Pine Wood Farms. Mr. Mike Gallagher stated they may be working on Pine Wood Farms at their own risk since it is currently in litigation. Mr. Shane Kaclik asked the legal team if they could review the litigation status of Pine Wood Farms. Mr. McKinney and the Planning Commission gave Mr. Mike Gallagher approval to review.

On a motion by Marilyn Watson and seconded by Steve Madeja, Pine Wood Farms was tabled.

All were in favor.

##### **Amherst 7R**

Proposing preliminary approval for Phase 7R.

Location is Amherst Village.

Brad Simmons who is with Sheffler & Company was present to represent Amherst 7R. He explained this is a revision to a previously approved Village Model for Amherst Phase 5 through 7 and this revision would extend into parcel E. Mr. Simmons stated 7R is consistent with the other phases of the development. There will be 32 new dwellings, walking trail, green space and will be adding a cul-de-sac. He said Mr. Olsen's comments have been addressed and they are seeking preliminary approval. Mr. Schultz questioned if this

was part of the original review for 5-7. Mr. Chris Kaclik said the original development had an additional parcel. He said there is no additional homes being built from the original review.

Mr. Crouthamel wanted to know the total number of lots in phase 7 & 7R. Mr. Chris Kaclik answered under 60 homes. He said it is just an extension with the same number of lots. Mr. McKinney discussed the possibility of there being connectivity. Mr. Olsen stated the traffic study was done and there were no changes. Mr. McKinney asked Mr. Olsen if all the criteria was met. He answered yes.

Mrs. Tina Wilson questioned if the future residents would be told there could be a potential connection between their homes and a future development. Mr. Kaclik said yes.

On a motion by Bob Downie and seconded by Steve Madeja, preliminary approval was granted.

Five were in favor, one abstained, and one voted against.

## **NEW BUSINESS**

### **SKETCH PLANS**

#### **Heritage Creek Apartments**

Proposing to modify previous approval.

Location is 200 Scharberry Lane.

Loren Wright was present via phone. He stated this is a new plan that he is presenting from the plan that was previously approved. He said the alterations they are making will improve the design and make the numbers work. Mr. Wright explained the parking will be separate from the apartments with two breezeways. He said they will only be changing the back of the apartment building. Mrs. McMeeKin asked how many units and parking spaces. Mr. Wright said there will be 248 units and 382 parking spaces. Mr. Wright asked what the next step would be to move forward. Mr. Mike Gallagher stated since there has been a revision to the site plan Heritage Creek Apartments will need resubmitted. Mr. McKinney said you will need to go through the process again.

#### **Valencia Sports Park**

Proposing netting and lighting.

Location is 414 Route 228.

Paul Adametz was present to discuss Valencia Sports Park. Mr. Adametz wanted to know if a safety net would be permissible in Adams Township. He said he would be out of business if it wasn't permitted. Mr. Adametz explained there have been a few golf balls over the years that have hit the nursery across Route 228. Mr. McKinney and Mr. Olsen explained it would need to meet the criteria and have engineered drawings. Additional lighting was also discussed. Mr. Mike Gallagher stated no one is here to put anyone out of business. He said you will need appropriate engineered drawings showing alterations to the site plan and then submit to the Planning Commission. Mr. Schultz said to show it professional done.

### **ADJOURNMENT**

On a motion by Steve Madeja and seconded by Brett Schultz, the meeting was adjourned at 6:05 p.m.

All were in favor.