



ADAMS TOWNSHIP PLANNING COMMISSION
March 02, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, March 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, 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 Sean Gallagher and Recording Secretary Suzanne Hanovick.

Pledge of Allegiance

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Liz McMeekin, the minutes from the February 02, 2022, Planning Commission meeting were approved.
All were in favor.

PUBLIC COMMENT

No public comment.

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 spoke with the Townships legal team during the Board of Supervisors meeting and will be prepared for the next Planning Commission meeting in April. Mr. Gallagher asked if they would grant an extension through May 24th, 2022. Mr. Kaclik agreed.

On a motion by Marilyn Watson and seconded by Bob Downie, Pine Wood Farms extension was granted through May 24, 2022.

All were in favor.

NEW BUSINESS

Amherst Village Phase 5R

Proposing lot line revisions for townhome lots.
Location is Forsythe Road.

Brad Simmons with Sheffler & Company Inc. was present to represent Far View Farms LLC.

Mr. Simmons said they are proposing larger townhomes which would be more appealing to the residents. He said the townhouses would be 24 ft. wide instead of 20 ft. wide and the number of lots would be reduced from 5 lots to 4 lots. Mr. Simmons explained there will be no change in traffic or stormwater and all comments on Mr. Olsen's review letter have been addressed.

On a motion by Bob Downie and seconded by Steve Madeja, Amherst Village Phase 5R was given approval. Five were in favor and one abstention

SKETCH PLANS

Pizza Shop

Ray Nelson is proposing a pizza shop.

Location is 641 Route 228.

Mr. Ray Nelson was present to discuss a change of use for a pizza take out shop. He explained it was retail prior, and now he is proposing a pizza shop. Mr. Nelson stated there will be plenty of parking with no structural changes and a buildout for the interior. Since there is no parking changes, stormwater, or outside buildings structural changes there is no need to come back to the Planning Commission.

Mr. Gallagher stated they can begin the permit process nothing else will be needed.

Mr. McKinney asked if anyone had any questions. There were no comments.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 5:13 p.m.

All were in favor.