



ADAMS TOWNSHIP PLANNING COMMISSION
April 06, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, April 06, 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 and Liz McMeekin. Also present were 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 Bob Downie, the minutes from the March 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.

Chris Kerns was present to represent Pinewood Farms. He said they have revised the wording on the plans to state "Public" for the pedestrian easement on sheet no.5 and plan sheet no. 2 along Stoup Road. Mr. Olsen requested in his review for a 30' public easement on proposed lot 4 along Stoup Road and the 50' buffer along Stoup Road being labeled a Conservation easement for lots 1-4 that will need to be recorded. There was also a discussion regarding storm Inlet 4A to be made into double inlets. Mr. McKinney asked Chris Kerns to provide the calculations for the 100-year storm to Mr. Olsen. There was a question if the covenants have been approved.

Mr. Sean Gallagher stated he will have it reviewed before they move to the Board of Supervisors in April.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Pine Wood Farms was given final approval.

All were in favor.

Heritage Creek Apartments Lot #6

Proposing a re-design.

Location is 200 Scharberry Lane.

Loren Wright was present to represent Heritage Creek Apartments. He stated there will be 248 apartments with 1895 sq. ft. commercial space. He also indicated the parking garage structure will be separate from the apartment building as part of their new design. Mr. Olsen requested the

applicant to address fire and other emergency access to the community. Mr. Lesnick stated they haven't had any discussions regarding the fire service or emergency vehicles. Mr. Olsen stated they would need to provide proof for the connectivity for emergency services. Mr. Olsen mentioned they would need to provide proof from the neighboring property owner that permission is granted for access to the apartments from the private road. Mr. Wright said they will have 1.5 parking spaces per apartment. He said they are asking for preliminary and final approval. Mr. McKinney said when initially approved there were a lot more retail space a now there are more apartments with less retail. There was a discussion regarding the amount of parking spaces needed. Mr. Wright stated they can label extra parking in the green space. There was a discussion applying for an exemption for a sewage module and NPDES permit. Mr. McKinney stated they can allow preliminary approval.

He said there are a few items that need addressed such as a response letter to Mr. Olsen's review, Butler County Review letter, sharing access with neighbor and connectivity for emergency vehicles. Mr. McKinney stated the clock is ticking and the approval date of submission will need to be researched.

On a motion by Marilyn Watson and seconded by Bob Downie, Heritage Creek was tabled.

All were in favor.

On a motion by Marilyn Watson and seconded by Bob Downie, Heritage Creek was given preliminary approval.

All were in favor.

NEW BUSINESS

Morrow Family Trust Plan. No.1

Proposing a revision of property lines to create one new lot.

Location is 282 Forsythe Road.

Brad Belfiore spoke on behalf of the Morrow Family Trust Plan. He explained they are revising several property lines to create one additional lot. Mr. Gallagher stated we cannot approve this plan without a Butler County Review letter. Mr. Olsen mentioned a response letter has not been submitted.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Morrow Plan was tabled.

All were in favor

Adams Pointe Square Plan

Proposing a mixed-use development.

Location Route 228 across from Adams Ridge.

Mike Hudec who is with Continental Real Estate and Marty Gillespie who is with Laurel Communities was present to represent Adams Pointe Square. Mr. Gillespie stated this will be a mixed-use development. He said this will add to Adams Contemporary design in the underlying zoning. Mr. Hudec gave an overall description of the development. He explained retail will be closer to Route 228, senior living and cottages will be in the middle of the development and the apartments, townhomes and single-family homes will be along the backside. He stated it will be pedestrian friendly and there will access to Myoma Road, Route 228 and Roxanne Drive. Mr. Gillespie gave Mr. Olsen credit for a job well done. He said there will be a lot of connectivity. Mr. McKinney questioned the stormwater

plan and would like to understand where the water will be going. Mr. Gillespie stated they met with Seven Fields Borough. He explained they had an agreement with Mr. Betters who is currently the property owner. He said there will be no problem providing the information to the township. Mr. Crouthamel mentioned the possibility of having a trail along Crider Road. He stated this was the time to address having a trail. Mr. McKinney stated anything you can do would be advisable.

On a motion by Marilyn Watson and seconded by Bob Downie, Adams Pointe Square was given preliminary subdivision approval.

All were in favor.

SKETCH PLANS

Harjer and Mahoney Development

Location Forsythe Road

Mr. Steven Victor who is with Victor Wetzel Associates. He explained development will be a Village Model in the RAM district. Mr. Victor said the community will have a clubhouse, pool area and 2 other small park areas. They will have 1.5 miles of trails in the open space and 3.5 miles of sidewalks on 119 acres. There will be no houses on the side of the railroad tracks for practical reasons and privacy use for resident. Mr. Victor stated Jones Lane is only for an emergency access. He also requested input from the Planning Commission on whether to have roads designed for connections to future developments. Mr. McKinney stated this is a workable development. Mrs. McMeekin questioned if Amherst Village would be main access point. Mr. Victor replied, it would significant. He said the traffic engineer will determine that. Mr. Crouthamel had concerns of access points and future residents. Mr. McKinney stated the township is looking for long term connectivity. Mr. Victor said planning is thinking ahead.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Jeff McCormick, the meeting was adjourned at 6:35 p.m.

All were in favor.