



ADAMS TOWNSHIP PLANNING COMMISSION

May 04, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 04, 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 Bob Downie, the minutes from the April 06, 2022, Planning Commission meeting were approved.

All were in favor.

PUBLIC COMMENT

No public comment.

OLD BUSINESS

Amherst 7R

Proposing final approval for Phase 7R.

Location is Amherst Village.

Brad Simmons with Sheffler & Company Inc. was present to represent Far View Farms Development. He stated they are looking for final approval. Mr. Simmons stated there will be 32 single family homes and a walking trail. He said the HOA Covenants has been submitted.

Mr. Gallagher stated he reviewed the Covenants and had no comments. It was explained there is more than one HOA in Amherst Village.

On a motion by Liz McMeekin and seconded by Bob Downie, Amherst Phase 7R was given final approval.

Five were in favor and 1 abstention.

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 said they have the Butler County review letter and Mr. Olsen's comments have been addressed. Mr. Olsen stated a letter of service from Breakneck Creek Sewage Facility Planning Module is required before a building permit can be issued by the Township.

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

All were in favor.

Heritage Creek Apartments Lot #6

Proposing a re-design.

Location is 200 Scharberry Lane.

Loren Wright with Pieper O'Brien Herr Architects and Mark Lesnick who is with Hampton Technical Associates were present to discuss the final requirements. Mr. Lesnick stated he met with the township and fire chief to discuss emergency vehicle access to the rear of the apartment building. It was determined a ladder (tower) truck access will be provided. The design was altered to provide emergency access between the garage and apartment community. Mr. Wright stated they lowered the back portion of the apartment building to four stories because of lack of emergency vehicle access from the western side. Mr. McKinney questioned if they have received approval for the private road access. Mr. Chris Kaclik, who owns this private access as an LLC, spoke and said owners and attorneys are working on an agreement. Mr. Gallagher questioned who will have ownership of the apartment building. Mr. Tom George stated it will be purchased by the applicant from Morgan Development Group.

Mr. Gallagher stated the township will need legal verification. Mr. Gallagher said the Planning Commission can move them forward until they are ready for the Board of Supervisors meeting.

On a motion by Steve Madeja and seconded by Marilyn Watson, Heritage Creek was given final approval contingent on proof of public utility and access easements before moving to the Supervisors.

Six were in favor.

NEW BUSINESS

Sienna Village 2

Proposing 8 Duplex Units

Location is Route 228 / Culver Property.

Mr. Steven Victor who is with Victor Wetzel Associates was present to discuss Sienna Village 2. He explained the property is in both Adams Township and Middlesex Township. He said Sienna Village 2 will have 8 duplex units in Adams Township. Mr. McKinney questioned if Middlesex Township Planning Commission has reviewed the plan. Mr. Victor replied yes. He said there were a few items they had to address before their next meeting. He said they have met all the zoning requirements. Mr. McKinney asked about road maintenance and public right of way. Mr. Victor stated it would be a public road and Middlesex Township would plow. Mrs. McMeekin asked if the short private lane was in Middlesex Township. Mr. Victor replied yes. Mr. Gallagher questioned if the Stormwater Management Facility was in Middlesex and if they were looking for preliminary approval. Mr. Victor confirmed both. Mr. Olsen asked if a conservation easement could be noted on the plans to protect the wetlands. Mr. Victor said no problem. Mr. Gallagher recommended to table Sienna Village until Middlesex Township gives them preliminary approval and to address the response letter.

On a motion by Marilyn Watson and seconded by Bob Downie, pending on Middlesex Township decision for approval, Sienna Village 2 was tabled.

Six were in favor.

Harjer Subdivision

Proposing a minor subdivision

Location is 123 Harjer Lane.

Mr. Steven Victor who is with Victor Wetzel Associates was present to discuss Harjer Subdivision. He said they are proposing a simple two-lot subdivision. Mr. Victor explained, Mr. Harjer sold 36 acres to Mr. Greca. and Mr. Greca would like to subdivide 2.2 acres off the 36 acres. Lot 1 will maintain Harjer Lane. Mr. Gallagher said there are no issues.

On a motion by Marilyn Watson and seconded by Steve Madeja, Harjer subdivision was approved.

Six were in favor.

Rightmyer Estates

Proposing a Planned Residential Development.

Location is corner of Davidson and Glade Run Road.

Mr. Steven Victor who is with Victor Wetzel Associates was present to discuss Rightmyer Estates. He stated Mr. Greca will be developing the proposed property. He said there will be 33 single family homes of which one home is in Middlesex Township. He stated Infinity Custom Homes will be the builder. Mr. Victor said there are two small ponds and one of them will be removed to construct a road. He said they are proposing a PRD and mentioned they are asking for one modification to exclude the intermediate cul-de-sac. Mr. Victor it would be a hardship to build the cul-de-sac due to the steepness of the terrain. Mr. McKinney asked if they could look at another location. Mr. Victor said he sees no reason why they can't facilitate this. Mr. Olsen asked if they measured the upstream watershed to determine if they need a DEP permit. Mr. Victor also mentioned they will have three CBU's and will widen the road to 27' wide to allow for vehicles to have a place to pull off while dropping off students to ride the bus. Mr. Victor stated there will be sidewalks & trails on both sides of the streets. He said there will be 3 stormwater detentions facilities. Mr. Victor explained the FEMA floodplain. He said none of the houses in Adams Township are currently shown in the floodplain, but the engineers working on the plan are redefining the floodplain as suggested by Mr. Olsen's letter. Mr. McCormick had concerns on lots 16 and 17 being too close to the slope. He asked Mr. Victor if they could keep it further away. Mr. Victor stated he would make that adjustment. Mr. McCormick stated the Slope Ordinance has been put on hold but not forgotten.

Rob Crouthamel lives at 139 Pearce Road. He stated that he is representing Saving Rural Adams. He expressed his concern and stated that due to the incompleteness of the application he is requesting the Planning Commission reject the plan. He said they came into the Township and reviewed drawings the day before and what is being presented was different. Mr. Crouthamel stated he was worried about downstream neighbors being flooded. He said filling the floodplain would increase the flood level and velocity. He stated they will be significantly impacted and is making a motion to reject. Mr. McKinney stated they will not make any decisions without giving everyone a chance to speak.

Lisa Chodkowski lives at 125 Glade Run Road stated she has lived across from this property for 29 years. She said she has witnessed the property being completely underwater looking like the Allegheny River. Mrs. Chodkowski stated she is asking for the Township to look really hard at the floodplain.

Gary Chodkowski who lives 125 Glade Run Road wanted to know if the engineer's calculations were available for the public. Mr. McKinney stated when they are completed you can have a copy.

Mr. McKinney explained the Township has received a 60-day extension to review the development. He said they will take their time and make sure all questions get answered before any decisions are made. Mr. McKinney stated the Rightmyers have the right to develop their property and the Township has no control over FEMA regulations.

Mr. McKinney stated they are going to table the plan. Mr. Crouthamel spoke and said the clock should not start. Mr. McKinney that's why we pay our legal team to review. A resident asked if there was a traffic study performed. Mr. McKinney said no, not yet. They were also concerned about children and people walking. There was a discussion.

Mr. Tina Wilson who lives at 105 Good Luck Lane wanted to know if the PRD Hearing was still set for July 18, 2022. Mr. Gallagher replied yes.

Mrs. Michelle Jackson who lives at 1525 Three Degree Road is concerned about Davis Road being narrow and people speeding. She said something needs done. She also had concerns about the artesian wells and natural springs which could affect the bridges. She stated it will be hard to control the water.

Alex Ostojich was present to represent John Dunham who lives at 160 Heaven Lane. He questioned the buffer between properties.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Rightmyer Estates was tabled. Six were in favor.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 6:45 p.m.

All were in favor.