



ADAMS TOWNSHIP PLANNING COMMISSION

June 01, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, June 01, 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, Jeff McCormick, 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 Steve Madeja and seconded by Jeff McCormick, the minutes from the May 6, 2022, Planning Commission meeting were approved.
All were in favor.

PUBLIC COMMENT

No public comment.

OLD 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. Mr. Victor said Sienna Village 2 will have 8 duplex units in Adams Township. He said the original plan presented had public roads and after Middlesex Township reviewed the plan they approved the development to have private roads. Mr. McKinney questioned the road specs since they will be private. Mr. Peaco stated to make sure the emergency vehicles will have access.

Jennifer McAfee lives at 125 Oak Lane. She asked if the cul-de-sac would be big enough for school buses. Mr. Victor stated the roads and cul-de-sac will be built to the township specifications. Mr. Victor stated we are asking for preliminary approval only.

On a motion by Liz McMeekin and seconded by Steve Madeja, Sienna Village 2 was given preliminary approval.

Four were in favor.

Rightmyer Estates

Proposing a Planned Residential Development.

Location is corner of Davidson and Glade Run Road.

Mr. McKinney stated there are a lot of questions regarding the floodplain.

Mr. Steven Victor who is with Victor Wetzel Associates was present to discuss Rightmyer Estates. He stated he would like to make three points. 1. They moved the midpoint turn around along with the CBU. 2. Grading of lot 17 & 14 will be away from the property line. 3. Eliminate small cul-de-

sac and will have 5 lots facing Glade Run Road. He said the 5 lots will be sitting above Glade Run Road. Mr. McKinney asked if the floodplain has less of an impact. Mr. Victor stated the impact is less on the revised design. Mr. McKinney asked if they still needed approval through FEMA. Mr. Victor replied yes. He said FEMA will be the ultimate deciders. Mrs. McMeekin questioned the elevations of the homes along Glade Run Road. Mr. Victor explained the elevations will be approximately 4ft. to 6ft. above. Mr. McKinney asked if the 5 lots along Glade Run Road will be part of the HOA. Mr. Victor replied yes. Mr. Gallagher asked if they are looking for the Colmar F. Mr. Victor replied yes. Mr. McCormick questioned if they were in the floodplain. Mike Sutton who lives at 216 Horseshoe Drive also had concerns about the floodplain and the directions of the streams flowing. Rob Crouthamel who lives at 139 Pearce Road stated the revised floodplain does not seem much different than originally submitted. Mr. McKinney stated they are not there yet. Mr. Olsen stated FEMA will dictate if they have taken the proper measurements. Mr. Crouthamel said they are not meeting the ordinance with the PRD lot sizes. Mr. Crouthamel mentioned having trails for connectivity between lots #15 & #16. Mr. Victor no problem. Mrs. Wilson who lives at 105 Good Luck Lane had concerns about water runoff and future flooding. Tim Stack who lives at 240 Forsythe Road wanted to know what the disturbance would be. Mr. Victor said he does not currently have the calculations.

On a motion by Steve Madeja and seconded by Jeff McCormick, Rightmyer Estates was tabled. Four were in favor.

NEW BUSINESS

Quincy Heights (Adams Pointe Square)

Proposing Tentative PRD Approval Only.

Location is Route 228 and Seven Fields Blvd.

Mike Hudec, who is with Continental Real Estate, was present to represent Quincy Heights formerly Adams Pointe Square. He spoke about the three access points to the development. He said they are Roxanne Drive, Route 228 and Myoma Road. Mr. Hudec stated they have met with PennDOT on all issues including the HOP. There was conversation on the four-story apartment building and assistant living. He also stated all the roads will be private. There was also a discussion concerning a sidewalk or trail along Crider Road. Mr. Gallagher asked if they would grant a 60-day extension for the PRD Hearing. Mr. Hudec replied no problem. Mr. Gallagher questioned the access for emergency vehicles. Mr. Olsen stated he would like the open space to be more defined. There was a discussion on improvements to the traffic signal and PennDOT right of way dedication. Mr. Sutton complimented the site. He spoke about the grading and steepness and asked if they have considered a retaining wall.

On a motion by Liz McMeekin and seconded by Steve Madeja, Quincy Heights was tabled. Four were in favor.

ADJOURNMENT

On a motion by Jeff McCormick and seconded by Bob Steve Madeja, the meeting was adjourned at 6:20 p.m.

Four were in favor.

