



ADAMS TOWNSHIP PLANNING COMMISSION

July 06, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, July 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, Jeff McCormick, Marilyn Watson, and Bob Downie. 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 Marylyn Watson and seconded by Jeff McCormick, the minutes from the June 01, 2022, Planning Commission meeting were approved.

Four were in favor.

PUBLIC COMMENT

No public comment.

OLD BUSINESS

Rightmyer Estates

Proposing a Planned Residential Development.

Location is corner of Davidson and Glade Run Road.

Mr. McKinney stated they still have a few things to work out.

On a motion by Marilyn Watson and seconded by Bob Downie, Rightmyer Estates was tabled.

Four were in favor.

Quincy Heights (Adams Pointe Square)

Proposing Tentative PRD Approval Only.

Location is Route 228 and Seven Fields Blvd.

Mike Hudec with Continental Real Estate and Jonathan Kamin who is with Goldberg, Kamin and Garvin were present to represent Quincy Heights, formerly Adams Pointe Square. Mr. McKinney stated there has been a setback that he was just made aware of a few days ago. He explained the Board of Supervisors expressed they do not want to see private roads in the Township. They only want public roads. Mr. McKinney stated he would respectfully like to table Quincy Heights at this time. Mr. Kamin said he has a few questions and would like to mention that by the Ordinance they have the right to choose public or private roads. He said the way it is handled in other communities is by recorded covenants and deed restrictions. Mr. McKinney suggested to put their suggestions and ideas in writing and submit it to the township as soon as possible. He said the Board of Supervisors have the final decision. Mr. Kamin stated the reason for the private roads is due to the setbacks. Mr. McKinney stated again, if you have solved these issues in other

Townships, you should submit something as soon as possible. He said there needs to be a discussion. Mr. Gallagher questioned the only issue currently is the width of the right of way. Mr. Hudec replied yes.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Quincy Heights was tabled. Four were in favor.

NEW BUSINESS

Berkopec & Blythe Plan of Lots

Proposing a Lot Line Revision.

Location is 1085 Mars Evans City Road.

No one was present to represent Berkopec & Blythe Plan.

On a motion by Marilyn Watson and seconded by Bob Downie, Berkopec & Blythe Plan was tabled.

Four were in favor.

Demarco & Brushey Plan

Proposing a Lot Line Revision.

Location is 311 Union Church Road.

Tammy Ranalli with Survey Tech & Associates LLC. was present to represent the DeMarco & Brushey Plan. Ms. Ranalli stated this is a simple lot line revision. She explained Mr. and Mrs. Brushey are purchasing .50 acre from the 40.11 acres of the DeMarco property. Ms. Ranalli said part of the Demarco property is in Forward Township but assessed in Adams Township. She stated the Butler County Review letter has no comments. Ms. Ranalli said she is requesting a modification waiver for the survey metes and bounds of the DeMarco property not be required. Ms. Ranalli has met with the Planning Commission in Forward Township and will meet with the Board of Supervisors in both Townships by the end of this month. Mr. McKinney asked Mr. Olsen if everything was satisfactory. Mr. Olsen said yes.

On a motion by Marilyn Watson and seconded by Jeff McCormick, to grant a waiver for survey metes & bounds of the DeMarco property not to be required.

Four in favor.

On a motion by Marilyn Watson and seconded by Bob Downie, Demarco and Brushey lot line revision was approved.

Four in favor.

SKETCH PLANS

Vision Line Services

Location is 354 Mars Valencia Road.

Timothy Sagi who lives at 155 Dobson Road was present to represent Vision Line Services.

He stated that his company has outgrown their current location and would like to construct a 50 x 80 pole building. He said they are a lighting and landscaping business. He said they put up holiday lights on residential and commercial properties. He mentioned their company does all the residential homes along Myoma Road during the holidays. There was a discussion on a few

requirements for a commercial business such as lighting, having a buffer yard, paved driveway, and parking. Mr. McKinney suggested contacting staff to set up a meeting.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Jeff McCormick, the meeting was adjourned at 5:35 p.m.

Four were in favor.