



## **ADAMS TOWNSHIP PLANNING COMMISSION**

### **August 03, 2022**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 03, 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, Liz McMeekin, Steve Madeja, Bob Downie and Brett Schultz. 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 Bob Downie, the minutes from the July 06, 2022, Planning Commission meeting were approved.

Four were in favor and three abstained.

### **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 he received an email stating they are going to continue the tabling of the Rightmyer Tentative PRD. Mr. Steven Victor who is with Victor Wetzel Associates was present to represent Rightmyer Tentative PRD. He stated he agrees to the extension. Mr. Gallagher explained the Township will need to extend the PRD Hearing. Mr. Gallagher asked if they would grant an extension to November 28, 2022. Mr. Victor agreed. Rob Crouthamel who lives 144 Pearce Road questioned the FEMA process such as submittal, reviewing and signing off.

On a motion by Marilyn Watson and seconded by Steve Madeja, Rightmyer Estates was tabled. All were in favor.

#### **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 and Marty Gillespie who is with Laurel Communities was present to represent Quincy Heights, formerly Adams Pointe Square. Mr. Hudec said there has been much discussion and questions regarding private and public roads. Mr. Gillespie stated the roadways are designed to the Township specs which would accommodate firetrucks and school buses. He said if they are required to have public roads, they are requesting a modification to reduce the right-of-way from 50 ft. to 40 ft for some roads. Mr. McKinney stated

the liquid fuels would go to the Township. Mr. Schultz asked if the sidewalks will be 4ft. from the road. Mr. Gillespie answered, yes. Mr. Schultz asked if decreasing the right-of-way would cause vehicles parked in the driveway to encroach onto the sidewalk. Mr. Gillespie answered, no. Mr. Olsen asked if all the roads would be public. Mr. Gillespie answered the internal roads will be private. Mr. Olsen asked if a sidewalk will be along Crider Road. Mr. Gillespie replied that they would. Mr. Brett Schultz asked if they could make the main entrances to the development a 50 ft. right-of-way. Mr. McKinney said it would help the road crews for snow removal. Mr. McKinney asked if they have had any conversation with the church on Myoma Road for granting an easement to connect into their development. Mr. Gillespie said no. Mr. McKinney stated it could help as an access to the light at Myoma Road and Route 228. Mr. Gillespie and Mr. Hudec agreed to reach out to them & discuss an easement. Mr. Olsen stated that he received a letter from Seven Fields Brough stating the stormwater capacity is adequate.

On a motion by Marilyn Watson and seconded by Brett Schultz, Quincy Heights was granted tentative approval.

All were in favor.

### **Berkopec & Blythe Plan of Lots**

Proposing a Lot Line Revision.

Location is 1085 Mars Evans City Road.

Mr. Berkopec who lives at 1085 Mars Evans City Road was present to discuss the lot line revision. He said they are adding to their current property. Mr. McKinney asked Mr. Olsen if everything was resolved. Mr. Olsen replied yes.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Berkopec & Blythe Plan was given preliminary and final approval

All were in favor.

### **NEW BUSINESS**

#### **Mandera Subdivision**

Proposing nine single family homes.

Location is South side of Callery Road.

Mr. Steven Victor who is with Victor Wetzel Associates was present to represent the Mandera Subdivision. He said this was a Major Subdivision in the Rural Conservation District. Mr. Victor said Eddy Customs Homes will be the builder for the nine lots. He said they will be a minimum of 1 acre lots and the road will be built to Township specifications with sidewalks. There was a discussion on watershed and the point of interest of water flow. Mr. Olsen stated to make sure you're not increasing water on to the current residents. Mr. McKinney said the Township will need a letter from Cranberry Township approving service ability for the sanitary sewer. Ms. Watson stated she would like to see sidewalks along Callery Road. Mr. Victor agreed. Mr. Olsen stated that 95% of the site will be disturbed. Mr. Victor said they would be disturbing around 60% of the trees. Mr. Schultz asked if there were easements for the sewer lines along Callery Road. Mr. Victor replied they will keep within the road right-of way. Brenda Benek who lives at 668 Callery Road had several concerns. She stated the development wasn't appropriate for the rural area. She mentioned the setbacks, speeding and said the township needs to hear from the other residents on Callery Road. Mr. Ray Turner who owns property on three sides of the proposed development stated his main concern was run off onto his property and when he retires, he wants

to farm his land. Mr. McKinney said it was his land and has the right to farm. Mr. McKinney stated he has one dilemma with moving the plan forward and prefers to have the sewer availability letter from Cranberry Township.

On a motion by Marilyn Watson and seconded by Steve Madeja, Manderia Subdivision was tabled. All were in favor.

### **SKETCH PLANS**

#### **Playful Pooch**

Proposing an addition.

Location Route 228.

Rachel Upadhyay who is with Civil & Environmental Consultant was present to represent Playful Pooch. She stated that PennDOT was taking most of the front parking lot. They will be altering the front lobby of their building and adding an addition to the side of the building. There will be grading required to increase the new parking. She is asking the Planning Commission if this is a land development. Mr. McKinney stated on behalf of the Planning Commission they don't believe this a land development and can be processed as a building permit.

### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Jeff McCormick, the meeting was adjourned at 6:30 p.m.

All were in favor.