



ADAMS TOWNSHIP PLANNING COMMISSION

September 07, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, September 07, 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 Steve Madeja, the minutes from the August 03, 2022, Planning Commission meeting were approved.

All 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. Steven Victor who is with Victor Wetzel Associates was present to represent the Rightmyer Subdivision. Mr. Victor said this was their 3rd time through and was hoping for everyone to come to some type of an agreement. He said initially there were 33 lots with the CLOMR floodplain, then changed to 32 lots with the second revision. Mr. Victor explained with the H & H Study they have amended the plan by removing two additional lots and the study has restricted them to a LOMR floodplain revision. Mr. Victor explained by doing a LOMR, there will be no overtopping of the roadway and the H & H Study was preformed to establish the floodway and floodplain. He said there would be 29 lots in Adams Township and 1 lot in Middlesex Township. Mr. Victor said he has been working closely with Mr. Olsen and Chris Hamm who is with KDH Consulting Engineers, Inc. to ensure that the plan would be acceptable for the Township. He stated under the LOMR floodplain there will be no filling and none of Adams lots are in the floodplain. Mr. McKinney questioned if it was scientifically and engineered studied. Mr. Victor replied yes. Mrs. McMeekin questioned if any ground in the floodplain would be disturbed. Mr. Victor answered yes, with some utilities and trails. Mr. McCormick asked if there would be a 50' buffer-yard around the whole perimeter. Mr. Victor answered yes, and in some areas, there will be a 100' buffer-yard. Mr. Olsen asked Mr. Victor to read his responses to his review letter.

After much discussion Mr. McKinney stated a Traffic Study would be required. There was conversation of trails and proposed ideas of stream crossing. Mr. McKinney suggested reaching

out to Trail Adams for their recommendations. Mr. Victor said he would be happy to. Mr. Schultz confirmed with Mr. Olsen if he was comfortable with the LOMR. Mr. Olsen replied yes. Rob Crouthamel who lives at 139 Pearce Road questioned if there was enough room for a 50' buffer-yard on the north side of the plan along Glade Run Road. He stated there should be a backup plan for the trail instead of a trail through the stream. He also stated he is not in favor of the buffer-yards located on private property and should be located on the HOA property. Mr. Crouthamel said he is very familiar with the situation due to his circumstance. Mrs. Wilson who lives at 105 Good Luck Lane stated she was very concerned about the water runoff. She spoke about her experience with Cypress Fields PRD and the many issues they have had. She complemented Mr. Knox for controlling all the problems. She stated that everyone needs to pay attention to the PRD.

Mr. Victor asked if the Public Hearing could be scheduled. Mr. Gallagher said they will ask the Board of Supervisors to schedule it for October 17, 2022, at this Monday night's meeting.

Mr. McKinney explained that he would prefer to table the plan until the public had time to review the revised submission.

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

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. Mr. Victor stated he has not received the sewer availability letter from Cranberry Township which he expected to have before this meeting. He said he would like to table the plan for another month. Mr. Crouthamel questioned if Butler County had any comments on the review letter. Mr. Victor replied, no.

On a motion by Marilyn Watson and seconded by Bob Downie, Mandera Subdivision was tabled. All were in favor.

NEW BUSINESS

Sunrise Acres Phase II Revision 1

Proposing lot line revision for neighborhood lot 206.

Location is Stately Court & Imperial Drive.

Mr. Bob Brennan was present to represent Sunrise Acres Phase II. He explained this was a change to an existing neighborhood lot to a traditional lot due to an engineer's error in setback requirements. Mr. Brennan stated this does not affect the ratio of the neighborhood lots required in the development.

On a motion by Marilyn Watson and seconded by Brett Schultz, Sunrise Acres Phase II was given preliminary and final approval.

All were in favor.

SKETCH PLANS

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Mrs. McMeekin, the meeting was adjourned at 6:00 p.m.

All were in favor.