



ADAMS TOWNSHIP PLANNING COMMISSION

October 5, 2022

The regular meeting of the Adams Township Planning Commission was held on Wednesday, October 05, 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, 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 Steve Madeja and seconded by Jeff McCormick, the minutes from the September 07, 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 Road and Glade Run Road.

Mr. Steven Victor who is with Victor Wetzel Associates was present to represent the Rightmyer Subdivision. Mr. Victor said he met with Trail Adams and will continue to work with them. He explained there is some disagreement regarding the trail behind lot 20 that may not be feasible to install. Mr. Victor provided two trail maps and there was much discussion. They also discussed 3rd order trails having grass to avoid limestone washing away. Mr. Victor stated he would dedicate a 30ft. easement for the future trails. Mr. McKinney explained the development still needs to be accepted by FEMA, no fill in the floodplain, no lots in the floodplain, the developer will continue to work with Trail Adams, and must verify driveway sight distance on lots 26 through 30. Mr. Victor answered yes that is correct. Mr. McKinney questioned if there was appropriate buffering. Mr. Victor answered yes that is correct there will be ample buffering. Mr. Schultz asked if the 3rd order trail could be mowed. Mr. Victor said not a problem but not sure if it can be done on the northern side. Mr. McCormick stated non-profit groups such as Trail Adams, should be willing to contribute either financially or by volunteerism, if they are suggesting extensive trail systems within a plan above and beyond what the developer and planning have already agreed upon. There are people within the township that ask for extensive trails but are expecting the developer to absorb the full cost. Mr. McCormick said he agreed that next to the stream should be a grass trail to avoid other material washing away. Mr. Schultz stated that there is a lot of bicyclists that travel the two roads along this development. Mr. Schultz asked if there were any plans within the township or if the developer was considering

widening the roads along the developed property to add a walking / bicyclist lane, Mr. Victor said he could do that. Mr. McKinney stated they received a letter from Mr. John Austin stating he would like the opportunity to tap into the sewage/water lines that will support this plan. Mr. Victor stated he has already spoke to Mr. Austin about having the opportunity to tap into both. Rob Crouthamel lives at 139 Pearce Road stated he had concerns regarding slopes on lots 10, 11, & 12 and was concerned about the fill and tree line up on the slope. Mr. Victor stated it is steep and that may cause removing another lot. He said they would look at it. Mr. Crouthamel also discussed the landscape plan and stated lot 25 has no perimeter buffer. Mr. Victor said they will put the buffer along Davidson Road. Mr. Olsen said since the study is done, he would like to have the complete study with all elevations included. Mr. Victor said he would provide the complete study to him. Mr. McKinney does not want anyone to advocate crossing the stream. Mr. McKinney stated they will receive tentative approval with the following conditions. Continue to work with Trail Adams, provide public easements along roadways, buffer yard on lot 25, research the slope on lot 11 and need FEMA Lomr approval.

On a motion by Liz McMeekin and seconded by Jeff McCormick, Rightmyer Estates was given tentative approval with the above conditions.

All were in favor.

Mr. Gallagher announced the PRD Public Hearing for Rightmyer on Monday, October 17, 2022 at 6:00 p.m.

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 received the sewer availability letter from Cranberry Township. Mr. Schultz said the letter is contingent upon the approval of an up dated municipality agreement between Adams Township and Cranberry Township. Mr. Gallagher stated they can grant preliminary approval only. He explained once the Municipalities write a new agreement the plan can be granted final approval.

Brenda Benek who lives at 668 Callery Road had concerns about the plan being approved and where the sewage lines would go and if they would be noticeable. Her major concern was storm water runoff since it is currently a wet piece of land. Mr. McKinney explained when the plan is completed there will less water. He said if there are any issues during construction, she should contact the Code Department. Brenda Benek asked if there was a traffic study. Mr. McKinney said not for this size development.

On a motion by Brett Schultz and seconded by Bob Downie, Mandera Subdivision was given preliminary approval.

All were in favor.

OTHER

Public Road Ordinance

Mr. McKinney explained they are still discussing the Road Ordinance and is not ready to be brought to the public.

ADJOURNMENT

On a motion by Brett Schultz and seconded by Bob Downie, the meeting was adjourned at 6:00 p.m. All were in favor.