



ADAMS TOWNSHIP PLANNING COMMISSION
January 04, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, January 04, 2023, 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, Bob Downie, Jeff McCormick, Brett Schultz, Steve Madeja and Liz McMeekin. Also, present were Township Manager Gary Peaco, Township Engineer Ron Olsen. Solicitor Sean Gallagher and Recording Secretary Suzanne Hanovick.

Pledge of Allegiance

Mr. McKinney asked if everyone could remain standing for a moment of silence for the Chief of Police who recently lost his life. Chief Justin McIntire of Brackenridge PA.

REORGANIZATION OF PLANNING COMMISSION

On a motion by Brett Schultz and seconded by Steve Madeja, Marty McKinney was nominated and elected to be Chairman for the Planning Commission. All were in favor.

On a motion by Jeff McCormick and seconded by Steve Madeja, Brett Schultz was nominated and elected to be Vice Chairman of the Planning Commission. All were in favor.

On a motion by Liz McMeekin and seconded by Brett Schultz, Marilyn Watson was nominated and elected as Secretary of the Planning Commission. All were in favor.

On a motion by Brett Schultz and seconded by Bob Downie, 2023 Meeting Schedule and Submission Dates were approved. All were in favor.

APPROVAL OF MINUTES

On a motion by Steve Madeja and seconded by Bob Downie, the minutes from the November 02, 2022, Planning Commission meeting were approved. All were in favor.

Mr. McKinney stated for the record there was no Planning Commission meeting in December 2022.

PUBLIC COMMENT

No public comment.

OLD BUSINESS

Mandera Subdivision

Proposing 9 single family homes.

Location is South side of Callery Road.

Mr. Steven Victor who is with Victor Wetzel Associates was present to represent Mandera Subdivision. Mr. Mike Greca who owns the property was also present. Mr. Victor said it is a simple

nine lot subdivision. He explained they were at the November 28th Board of Supervisors meeting and there were a couple concerns. The first concern was an abandoned gas well, the second concern was Mr. Turners trees along the western property line. He presented the plan showing lot 105 with the abandoned gas well. He then presented the revised subdivision showing the three adjusted property lines for lot 104, lot 105 and lot 106. Mr. Victor stated they have been in direct communication with the DEP. He explained after the well is capped and plugged according to the DEP there should not be any concerns. The DEP will be supervising the process. Mr. Victor said the lot sizes will remain a minimum of 1 acre in size. Mr. Victor proceeded to discuss Mr. Turners tree preservation. He said they will be 30ft. away from the trees when grading. Mr. Victor confirmed they will not disturb the trees. Mr. Turner was present and said he thought they would be on his property line. He also mentioned he had concerns regarding the new homeowners not being made aware of him farming behind them. Mr. Victor stated there will be a public offering statement, that will be disclosed. Mrs. Liz McMeekin recommended to have his land enrolled in agricultural security. Mr. McKinney added the township could also assist with a letter.

Al Buehler Jr. lives at 709 Callery Road. He questioned the distance allowed for disturbance. Mr. Victor replied there was no restriction. Mr. Buehler questioned if the new homeowners would know. Mr. Victor said yes, it would be on the recording plan.

Brenda Benek lives at 668 Callery Road had concerns about lighting and the brightness.

Mr. Schultz said for the record there are no streetlights. There will be ground lighting for the monument sign. She also questioned the progress on the sewer approval. Mr. McKinney stated that is not up to the Planning Commission. Mr. Gallagher stated the applicant has completed everything. Mr. Schultz told Ms. Benek who to reach out to that would be able to answer her questions regarding the sewer approval and design. Mr. Buehler questioned the total acreage of the development. Mr. McKinney suggested they may want to get their property surveyed. Mr. Victor welcomed him to look at the property where it has been staked. Ms. Benek questioned why she couldn't have copies of plans. Mr. Gallagher stated they are copyrighted.

On a motion by Jeff McCormick and seconded by Brett Schultz, the Mandera Plan was given preliminary approval.

All were in favor.

Sue Kozminski who lives at 710 Callery Road was concerned with the new development that she would lose her dirt. Mr. McKinney told her she would not lose her dirt.

NEW BUSINESS

Quincy Heights

Proposing Final Major Subdivision

Location is Route 228 between Myoma Road and Seven Fields Blvd.

Mike Hudec who is with Continental Real Estate and Marty Gillespie who is with Laurel Communities, were present to represent Quincy Heights. Also present was Jonathan Kamin who is with Goldberg, Kamin and Garvin. Mr. Olsen spoke and said there are modifications that need agreed upon. Mr. McKinney stated he would like the Traffic Engineer to review for safety.

Mr. McKinney asked if they would grant a 60-day time extension. Mr. Hudec agreed. Mr. Hudec asked if there were other items they should know before the next meeting. There was a discussion on the access for the church. Mr. Kamin stated they would show the access once they own the property. Mr. McKinney and Mr. Schultz stated that would be a contingency. Mr. Kamin said they agree and will provide an access. Mr. McKinney said Mr. Kuhn who is with Mars Alliance Church would like a driveway cut in. Mr. Kamin said they would provide an easement. Mr. Maleski who

has interest in the building next to Mars Alliance Church known as Adams Health Group has concerns regarding stormwater run-off and infringement on the property. Mr. McKinney stated the access must show on the plans. Mr. McKinney suggest there be a private meeting between the parties to work things out. It was also mentioned having sidewalks across the street. Mr. Gallagher questioned when the HOA/Covenants would be submitted for review.

On a motion by Liz McMeekin and seconded by Jeff McCormick, Quincy Heights final major subdivision, final PRD and preliminary/final major land development was tabled, and a 60-day extension was granted.
All were in favor.

NEW BUSINESS

Matthew Watson Plan of Subdivision

Proposing a 2 Lot Subdivision

Location is 215 Marburger Road Evans City.

Matthew Watson was present to represent the Watson Plan. Mr. Watson said the property is assessed in Forward Township and partially located in Adams Township. He explained the new single-family dwelling will be on lot #2 and will have public sewage. Mr. Watson said he spoke with Breakneck Regional Authority and said they can provide service. Mr. Schultz had concerns about the property in Adams being subdivided in the future. Mr. Gallagher stated it is landlocked. After a discussion Mr. Watson was asked if he would be willing to show it as a deed restriction. Mr. Watson agreed. Mr. Olsen was concerned about the sewer line shown on the plan extends to Cole Lane. Mr. Olsen said he would need for Joe Cole to grant him an easement. Mr. Olsen said as is, it is showing as a private sewer line. Mr. McKinney said this protection is for you and the Township. He said the easement needs to be on the recording Plan due to the documentation. Mr. Gallagher stated that Private Lateral needs to show on the recording plan. Mr. Gallagher said that Cheryl Hughes needs to document the sewer line. He also requested for Mr. Watson to bring a letter of approval from Breakneck Sewer Authority.

On a motion by Steve Madeja and seconded by Brett Schultz, Watson Plan was tabled.
All were in favor.

Adams Corners Minor Subdivision

Proposing to Subdivide Parcel E into 2 lots.

Location is Adams Corners Southeast of Rt. 228 and Robert William Drive.

Mark Lesnick who is with Hampton Technical Associates was present to represent Adams Corners. He explained the two-lot subdivision minor subdivision. Mr. Olsen questioned the waterline extension. He said the waterline must be built or bonded. There was a discussion, and it was determined that documentation from the Municipal Water Authority must be provided before going to the Board of Supervisors.

On a motion by Bob Downing and seconded by Liz McMeekin, Adams Corners minor subdivision was given preliminary and final approval pending public waterline extension to parcel E-2.
All were in favor.

Adams Corners Major Land Development

Proposing Aldi Inc.

Location is Adams Corners Parcel E1.

Mark Lesnick who is with Hampton Technical Associates was present to represent Adams Corners major land development. He asked for it to be tabled this month.

On a motion by Steve Madeja and seconded by Jeff McCormick, Adams Corners major land development was tabled.

All were in favor.

Sunrise Acres Phase III

Proposing Phase III with a total of 29 lots

Location is Ridge Road.

Robert Beining who is with Sheffler & Company Inc. was present to represent Sunrise Acres Phase III. Mr. Beining stated that nothing has changed from the previous submittal which were reviewed and approved. He stated there will be 29 single family homes. Mr. McKinney asked if they had the Butler County Review Letter. Mr. Beining said it has been submitted and will be reviewed this month. Mr. McKinney stated before going in front of the Board of Supervisors the Township will need the review letter.

On a motion by Steve Madeja and seconded by Jeff McCormick, Sunrise Acres was given final approval pending Butler County Review.

All were in favor.

OTHER

Public Roads Ordinance

Mr. McKinney announced there will be a Work Session to discuss the Public Road Ordinance at 4:30 p.m. on Monday, January 16, 2023. Mr. Gallagher said he would provide a draft for the Township website for the public to review.

ADJOURNMENT

On a motion by Brett Schultz and seconded by Steve Madeja, the meeting was adjourned at 6:35 p.m.

All were in favor.