



ADAMS TOWNSHIP PLANNING COMMISSION
February 01, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 01, 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 Marilyn Watson. 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 Marilyn Watson and seconded by Steve Madeja, the minutes from the January 04, 2023, Planning Commission meeting were approved.
All were in favor.

On a motion by Marilyn Watson and seconded by Jeff McCormick, the minutes from the January 16, 2023, Planning Commission Work Session meeting were approved.
All were in favor.

PUBLIC COMMENT

No public comment.

Mr. McKinney announced there is a board member that has decided to retire, and the Planning Commission will need a replacement. Mr. McKinney said anyone can apply by submitting a letter of request to the Township. Mr. Gallagher stated the deadline for any applicants would be the middle of February.

OLD BUSINESS

Quincy Heights

Proposing Final Major Subdivision

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

Quincy Heights

Proposing Final PRD Approval

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

Quincy Heights

Proposing Preliminary and Final Major Land Development

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

Mike Hudec who is with Continental Real Estate, Jonathan Kamin who is with Goldberg, Kamin and Garvin were present to represent Quincy Heights. Mr. Hudec stated they were given 3 assignments and believe they have worked through them. He explained they met with the

church on site and gave the most appropriate access for an easement onto Roxanne Drive. They will be giving the church a 50ft. easement per Mr. Olsen's suggestion. Mr. McKinney mentioned to make sure it is a useable design they could work with. Mr. Schultz wanted assurance that the connected road from the church will physically work and that the developer assist in the building the road. Mr. Hudec explained with a 50ft easement there would be flexible. Mr. McKinney stated the details need to be worked out. Mr. McKinney said he welcomes the fact that they are working with them. He stated that there needs to be a safe distance from the stop sign. Mr. Schultz stated he wants to see it on paper. He also requested for Mr. Olsen to touch on the modifications. Mr. Olsen said he would prepare a list of modification. Mr. Schultz stated to make sure the lighting is not paid by the Township. Mr. Hudec stated it would be the HOA. He said everything rolls into them. Mr. McKinney stated there are questions on the traffic signal. Mr. Olsen spoke with the fire department and said they were pleased, and all the accommodations were made. There was a discussion on curb radius working for emergency vehicles.

On a motion by Marilyn Watson and seconded by Steve Madeja, Quincy Heights Final Major was tabled.

All were in favor.

On a motion by Marilyn Watson and seconded by Steve Madeja, Quincy Heights Final PRD was tabled.

All were in favor.

On a motion by Marilyn Watson and seconded by Steve Madeja, Quincy Heights Preliminary and Final Major Land Development was tabled.

All were in favor.

Matthew Watson Plan of Subdivision

Proposing a 2 Lot Subdivision

Location is 215 Marburger Road Evans City.

Mr. McKinney stated there was a question on the sewer line and the applicant Mr. Watson will be resubmitting for a major subdivision. Mr. Gallagher stated that Mr. Watson would need to grant the Township an extension to June 30, 2023.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Watson subdivision was tabled.

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 said they are looking for Preliminary approval. Mr. Olsen mentioned the temporary signal was constructed by Mr. Geyer. Mr. McKinney stated there would be appropriate crossing at the intersection. Mr. Olsen stated the Township requires sidewalks. There was a discussion where to add signage to the sidewalks and where the sidewalks end. He said to add them to the drawings. A letter was also received from the Municipal Water Authority stating it is currently holding sufficient Performance Security from the

water line extension required to provide service to Lot E2. Mr. Schultz questioned the landscape. Mr. Lesnick said all the landscaping is on the plans. Mr. McKinney asked Mr. Olsen if he was satisfied with the responses. Mr. Olsen replied yes.

On a motion by Marilyn Watson and seconded by Steve Madeja, Adams Corners Major Land Development was given preliminary approval.

All were in favor.

NEW BUSINESS

Timothy Nolan Consolidation Plan

Proposing Consolidation Plan of 3 existing adjoining tax parcels.

Location is 112 and 108 Park Avenue.

Ms. Tamara Ranalli was present to represent Mr. Timothy Nolan who was also present. Mr. Nolan said he would like to consolidate the existing parcels into one parcel. Mr. McKinney stated there is a paper street in the way. Mr. Gallagher stated there is an issues with consolidated the lot on the opposite side of the paper street. The paper street would need to be vacated to include it in the consolidation. Vacating a paper street requires a Public Hearing and Board of Supervisors approval along with all neighboring properties agreeing to the vacation of the street. Mr. Nolan said he understands and will agree to consolidate the two lots. Ms. Ranalli stated she would provide new plans for next month's meeting.

On a motion by Marilyn Watson and seconded by Bob Downie, Nolan consolidation was tabled.

All were in favor.

OTHER

Public Roads Ordinance

Mr. Gallagher stated he would provide an updated Public Roads Ordinance for next months meeting for the public to see for comments.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 6:10 p.m.

All were in favor.