



**ADAMS TOWNSHIP PLANNING COMMISSION**  
**March 01, 2023**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, March 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, Liz McMeekin, 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 Bob Downie, the minutes from the February 01, 2023, Planning Commission meeting were approved.  
Five were in favor. One abstained.

**PUBLIC COMMENT**

Mr. Nolan who lives at 112 Park Ave. suggested having an overpass from the Sheetz Convenience store to the school. Mr. McKinney stated that would create a problem for ADA. Mr. Peaco said that idea has been discussed numerous times.

**OLD BUSINESS**

**Timothy Nolan Consolidation Plan**

Proposing Consolidation Plan of 2 existing adjoining tax parcels  
Location is 112 and 108 Park Avenue

Mr. Timothy Nolan was present to represent his proposed consolidation plan. He stated he appreciates the Planners opinions last month and agrees to consolidate the two adjoining tax parcels. Mr. McKinney asked Mr. Olsen if all adjustments have been made. Mr. Olsen replied yes.

On a motion by Marilyn Watson and seconded by Brett Schultz, Nolan Consolidation Plan was approved.  
All were in favor.

**Matthew Watson Major Subdivision**

Proposing a 2 Lot Subdivision  
Location is 215 Marburger Road Evans City

Mr. Matthew Watson was present to discuss his subdivision. He explained it started out as a minor subdivision and turned into a major subdivision due to needing a public sewer line extension along Cole Lane and must obtain an easement in the name of the Breakneck Sewer Authority. Mr. Olsen stated he has obtained the public easement and recommends preliminary and final approval.

On a motion by Marilyn Watson and seconded by Brett Schultz, Watson Subdivision was approved.

All were in favor.

### **Mandera**

Proposing Preliminary Re-Approval.

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 stated Mandera is a traditional subdivision with nine homes and minimum one acre lots. He said previously they were told there was an abandoned gas well. They met with John Meinert Well Drilling Company. He said after inspecting the well, Meinert believes it to be a water well that has been plugged. It is both John Meinerts and the DEP's recommendation to avoid grading around the area of the well casing. Mr. Victor stated that is why they have decided to go back to their original submittal to get reapproved by the Planning Commission. He explained at the request of Mr. Ray Turner they have pulled back the grading from the western property line to preserve the existing trees. Mr. Victor stated they are seeking preliminary approval. Mr. McKinney asked if they could provide any type of certified paperwork concerning the well. Mr. Schultz stated if it's a gas well, there is an entire process to go through. Mr. McKinney asked if it was their intention to do the correct process and to make sure it gets done appropriately and safely. Mr. McCormick asked if you were to find out that it is an abandoned gas well are you going to change the development. Mr. Victor replied, no. Mr. Mike Greca stated they will research and handle it the appropriate way.

Brenda Benek questioned the time extension for Mandera and how the plan came back to the Planning Commission. Mr. McKinney and Mr. Victor explained it to Ms. Benek. Mr. Gallagher also stated proper procedure was followed. She also questioned their findings of the water well. Mr. McKinney stated they will show some type of proof and follow the proper regulations of the Commonwealth. Mr. Greca stated they intend to document and address it no matter what type of well it is. He said the well will be documented on the plan to be recorded.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Mandera Subdivision was given preliminary approval showing appropriate documentation for well pugging/capping.

All were in favor.

### **Quincy Heights**

Proposing Final Major Subdivision

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

Marty Gillespie with Laurel Communities, Jonathan Kamin who is with Goldberg, Kamin and Garvin were present to represent Quincy Heights.

Mr. Kamin said they were looking for multiple approvals. Mr. Gillespie stated they met with PennDOT about their HOP and will be submitting their NPDES permit. He said they have completed the Stormwater. Mr. Gillespie stated they met with the church and made the easement wider.

Jerry Klodowski who is with Civil & Environmental Consultants, Inc. stated they made the easement 90ft. wide. Mr. Schultz said that would be temporary. Mr. Gillespie stated when it is recorded it will be 50ft. wide. Mr. McKinney said to make sure it is useable. Mr. Phil Kuhn, who is with the church, said they have come to an agreement. Mr. Gallagher asked if there would be one HOA for the entire development. Mr. Kamin explained there would be two separate ones. He said there would be an HOA for the residential side and one for the commercial side. He

said the residential HOA will be responsible for all maintenance and the commercial HOA will make contributions to the residential HOA. Mr. Gallagher said both HOA's will need to be reviewed and approved by him before moving to the Board of Supervisors. Mr. Olsen stated street lighting etc. would be the HOA's responsibility. He also mentioned the cost estimate will need submitted. Mr. Olsen stated the stormwater can be resolved with a letter from Seven Fields stating they approve. Mr. McKinney stated after a discussion the Township would like to see sidewalks on both sides of the street intersecting Route 228. Mr. Gillespie stated that would not be a problem. Mr. McKinney stated there has been a lot of conversations regarding the signal at Route 228 and Seven Fields. The PennDOT project could take five or more years. There was a discussion on the 40ft. dedication to PennDOT. Mr. Kamin stated it is on the plans.

On a motion by Marilyn Watson and seconded by Brett Schultz, Quincy Heights Final Major was given final approval.  
All were in favor.

On a motion by Marilyn Watson and seconded by Bob Downie, Quincy Heights Final PRD was given final approval.  
All were in favor.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Quincy Heights Preliminary and Final Major Land Development was approved on condition that a second sidewalk is added to the main entry street.  
All were in favor.

## **NEW BUSINESS**

### **OTHER**

#### **Public Roads Ordinance**

Mr. Gallagher stated the Public Hearing is scheduled for Monday, April 24, 2023 at 690 Valencia Road Mars PA. 16046. There was a discussion, and a couple of minor changes were made and re-posted on the Adams Township website.

On a motion by Marilyn Watson and seconded by Jeff McCormick, the Public Road Ordinance was approved.

#### **Cell Tower Proposed Changes.**

There was a brief discussion on cell towers. Mr. Gallagher stated there will be a Public Hearing held on Monday, April 24, 2023, at 690 Valencia Road Mars PA. 16046.

On a motion by Marilyn Watson and seconded by Brett Schultz, proposed changes were approved.

## **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 6:35 p.m.

All were in favor.