



ADAMS TOWNSHIP PLANNING COMMISSION
April 05, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, April 05, 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, Liz McMeekin, Marilyn Watson, and Steve Madeja. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Township Engineer Ron Olsen. Solicitor Sean Gallagher and Recording Secretary Andrea Dunton.

Pledge of Allegiance

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Steve Madeja, the minutes from the March 01, 2023, Planning Commission meeting were approved.
All were in favor.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Adams Corners Land Development, Aldi Inc.

Proposing Final Major Land Development

Location is Adams Corners Parcel E1 Valencia

Mark Lesnick, Hampton Tech Associates, was present to represent Aldi Inc. Mr. Lesnick stated that all engineering comments have been addressed and he is requesting Final Major Land Development approval.

Mr. McKinney asked Mr. Olsen if all comments have been addressed to his satisfaction. Mr. Olsen replied yes.

Mr. McKinney asked the Aldi Inc. representatives when they will be breaking ground and possibly opening.

Rick Crow, Aldi Inc., stated that they are looking to break ground on April 27th with an opening date in November. Mr. Crow stated that they are hoping to open sooner, but November is their original projection.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Adams Corners Land Development, Aldi Inc. Plan was approved.

All were in favor.

NEW BUSINESS

Albert & Linda Mazuch Plan

Proposing to subdivide 1 lot into two lots.

Location is 816 Callery Road Mars

Cheryl Hughes was present to represent the Mazuch Plan. Ms. Hughes explained that the Mazuch's have a 5.6-acre lot that they want to subdivide. One parcel will have an existing structure on it and the other they will build on. The existing dwelling has a well and the Mazuch's are waiting for a letter from the DEP for the Sewage Module Exemption.

Ron Olsen stated that he sent letters to the Water and Sewer Authority regarding the plan and stated that there is an ordinance that residents must tap into the water lines if the structure is a certain amount of feet from the tap.

Al Mazuch, 816 Callery Road, explained that the existing dwelling will continue to use the well, but will tap into sewer, and the new lot will tap into both sewer and water. Mr. Mazuch stated that Butler County has approved the Plan and they have received a letter of service from Breakneck Sewer Authority.

On a motion by Marilyn Watson and seconded by Steve Madeja, a modification not requiring existing lot to connect to public water was approved. All were in favor.

On a motion by Steve Madeja and seconded by Bob Downie, Albert & Linda Mazuch Plan was approved. All were in favor.

OTHER

Ron Olsen addressed the Planning Commission Board and related that the EPA/PaDEP is suggesting to local municipalities that a new 2022 STORMWATER MANGEMENT Ordinance be enacted which will generally follow a model ordinance created by the DEP. The Board recommended that the Township produce a new ordinance that can include the DEP recommendations but also some of the Township's ideas for conservation easements and components of the mandated MS4 program requirements, some of which could be made future HOA responsibilities. Mr. Olsen also suggested that the Planning Commission hold extended meetings twice a year for discussions or guest speakers that can focus on environmental protections and sustainability opportunities within the Township. The Board expressed a willingness to do this.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 5:18 p.m.

All were in favor.