



ADAMS TOWNSHIP PLANNING COMMISSION
May 03, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 03, 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, Code Enforcement Assistant Joe Julian, and Township Engineer Ron Olsen. Solicitor Mike Gallagher and Recording Secretary Suzanne Hanovick.

Pledge of Allegiance

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Bob Downing, the minutes from the April 05, 2023, Planning Commission meeting were approved.
All were in favor.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

NEW BUSINESS

Hespenheide Subdivision Plan Lot 3C

Proposing to Re-subdivide to separate Stormwater Detention Basin
Location is Whitetail Meadows

Fred Hespenheide was present to discuss the lot line revision. He said this was a simple lot line revision that everyone missed during the development. The purpose would be to re-subdivide Lot 3C to separate the storm water detention basin into a separate lot. Mr. Olsen stated lot #73 would be a non-buildable lot and that lot #72 could be sold.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Hespenheide Subdivision Lot 3C was approved. All were in favor.

SKETCH

MEC Industrial formerly - Harlan Simons Industrial Development

Proposing a redesign

Location is Mars Evans City Road

Adam Law with Hampton Technical Associates, Inc. was present to represent MEC Industrial.

Mr. Law stated they are proposing seven new buildings off Mars Evans City Road and Dobson Road. He said there will be an emergency access off Dobson Road and the possibility of gating it. Mr. Olsen asked if the main road going in would be a private road. Mr. Law answered, yes. Mr. McKinney stated private roads must be built to the Township specifications. Mr. Olsen stated they agreed to an MS4 conservation easement.

Jurassic Junk Removal

Proposing an office warehouse

Location is Oak Alley

Tracy Schumann, owner of Jurassic Junk Removal was present to represent Jurassic Junk. Mr. Schumann stated they are proposing a 4000sq.ft. office warehouse at 107 Oak Alley. Mr. McKinney asked if Oak Alley was the only access. Mr. Schumann said yes. Mr. McKinney also questioned if it fits in the overlay. Mr. Knox answered yes. Mr. Schumann was asked if there would be anything kept outside the building. He said no, nothing would ever be stored outside. Mr. Knox questioned if he had met with the Sewer and Water Authorities as discussed in the previous meeting with the Township. Mr. Schumann said no. Mr. Olsen mentioned having a fire hydrant within 500ft. of a new land development. Mr. McKinney stated he would need to hire a professional engineer. He wished him good luck.

OTHER

Planning Commission support letter for Trail Grant Application.

Mr. McKinney stated the Township is applying for grant money for trails. The PC Board was asked if they were in favor.

On a motion by Marilyn Watson and seconded by Steve Madeja, motion to support applying for grant money for Township trails was approved.

All were in favor.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 5:35 p.m.

All were in favor.