



**ADAMS TOWNSHIP PLANNING COMMISSION**  
**July 12, 2023**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, July 12, 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, Steve Madeja and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Code Enforcement Assistant Joe Julian, and Township Engineer Rich Craft. 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 June 07, 2023, Planning Commission meeting were approved.  
All were in favor.

**PUBLIC COMMENT**

Mr. McKinney announced that recently Steve Madeja wanted to retire from the Planning Commission. Mr. McKinney and the PC members thanked Steve for all his input over the years and said he will be missed.  
Mr. McKinney welcomed Jim Craig as the new Planning Commission member.

**OLD BUSINESS**

**NEW BUSINESS**

**Heaven Farm Plan Number 5**

Proposing to create 2 additional building lots.

Location is 130 Heaven Lane

Ryan Nearhoof was present to represent Heaven Farms Plan NO. 5.

Mr. Nearhoof said it was a minor subdivision and is adding two building lines for lots 502 & 503 and there will be lot line revisions for 6 & 4. Mr. McKinney stated the Township is looking into the private lanes. Mr. Peaco mentioned there was a discussion 7 or 8 years when the last subdivision was approved regarding public water and wells. Mr. Gallagher stated there is an ordinance with provisions on how many wells can be in a development. There was a discussion. Mr. McKinney asked if they were to approve the subdivision, could this pose a liability on the Township. Mr. Gallagher stated that he will need some time to give a solid answer. Mr. Gallagher said the minutes from the original development approval needs to be checked from the past. Mr. Craft requested a modification for 502 & 503 showing the existing accessory structures will be demolished and for it to be noted on the plan. Mr. Gallagher asked if they could provide a copy of the HOA Covenants. Mr.

McKinney questioned the subdivision of lots and the possibility of them subdividing again. Mr. Nearhoof stated it will be noted on the recorded deed as estate lots.

On a motion by Steve Madeja and seconded by Marilyn Watson, Heaven Farms No.5 was tabled.

All were in favor.

## **OTHER**

### **1. Public Roads Ordinance**

Mr. McKinney stated the planners are still reviewing the Road Ordinance.

Mr. McKinney said the discussion will continue next month.

### **2. Discussion on Storm Water Management Facility Maintenance.**

Mr. Craft explained the importance of Storm Water Management. He stated the new DEP regulations are affecting the maintenance of the SWM facilities related to MS4. He said they are trying to get the word out and part of this would be educating through meetings. Mr. McKinney stated the MS4 program is unfunded and is mandated by the government. Mr. Craft explained the seriousness of SWM and said the government is looking for maintenance inspections and documentation.

Mr. Craft said the first meeting is in October.

### **3. Mars Water System**

Mars Borough contacted Adams Township and Mrs. McMeekin volunteered as a representative for Adams Township. She explained the purpose of the meeting was to initiate the development of a Source Water Protection Plan for Mars Boroughs public water system. Mrs. McMeekin said the reason Adams Township has been asked to participate is due to the potential contamination sources for Mars Borough wells located within Adams Township. Mr. Craft stated the Township may need to adopt an Ordinance for the Water Source Protection Plan.

## **SKETCH**

### **Superior Pools Office**

Location 107 Oak Alley

Mr. McKinney stated Sheffler & Company Inc. who is representing Superior Pools will present the sketch plan August 2, 2023.

Mr. Steve Madeja spoke and said it's been a privilege to serve with this group of Planners that truly care about the Township.

## **ADJOURNMENT**

On a motion by Steve Madeja and seconded by Marilyn Watson, the meeting was adjourned at 5:45 p.m.

All were in favor.