



ADAMS TOWNSHIP PLANNING COMMISSION

August 02, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 02, 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, Brett Schultz, and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Code Enforcement Assistant Joe Julian, and 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 July 12, 2023, Planning Commission meeting were approved.
All were in favor.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Rightmyer Estates Final

Proposing a Planned Residential Development with 30 homes.

The location is Davidson Road and Glade Run Road.

Mr. David Lucci was present to represent the Rightmyer Estates. He stated there have been no changes since the preliminary approval. Mr. Lucci said all comments were addressed in Mr. Olsen's review letter. Mr. McKinney mentioned the FEMA Floodplain and they have not provided the Township with the Letter of Map Revision (LOMR). Mr. Lucci responded they are still waiting to receive the letter from FEMA. Mr. McKinney said that is a very significant detail that is needed before giving final approval. There was a discussion on sidewalks, the trail connection to Hickory Glen and the detention facility would need addressed. It was suggested a pedestrian fence was needed for the sidewalks in the areas next to the steep slopes. Mr. Gallagher stated in Findings and Facts #16 the developer agreed to contact the Hickory Glen HOA for possible connection for a trail. Mr. Greca agreed to contact the HOA, he said the easement is already on the plans. Mr. Olsen mentioned the 5ft. sidewalk and 30ft pedestrian easement. Mr. Schultz stated it must appear on the recording plan and deeds. Mr. Gallagher stated the HOA covenants have not been submitted for review.

On a motion by Marilyn Watson and seconded by Brett Schultz, Rightmyer was tabled pending the FEMA letter and a few items. The Applicant agreed to grant a time extension of 90 days starting at the time of submission of the FEMA LOMR letter to the Township by the Applicant
All were in favor.

Tina Wilson who lives at 105 Good Luck Lane said she had concerns about steep slopes and water runoff. Mr. McKinney stated it could be better because less water flowing into the streams.

Heaven Farm Plan No. 5

Proposing to create 2 additional building lots.

The location is 130 Heaven Lane.

Shane Kaclik was present to represent Heaven Farms Plan No. 5.

Mr. Kaclik stated it was a minor subdivision and is adding two building lines. Mr. McKinney said there are a lot of questions that need to be answered. Mr. Gallagher stated there are three issues.

1. Stormwater, 2. Well water study 3. HOA's. There was much discussion on the three issues. It was suggested that Mr. Kaclik and the Township meet next week to discuss and work out all the details. Mr. Olsen mentioned that the proposed two new lots will probably need their own private stormwater control facilities, but they may need a stormwater easement from downstream neighbors. Also, the recording plan must show the two proposed lots as estate lots.

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

All were in favor.

NEW BUSINESS

Davidson Road/ MASD Subdivision

Davidson Road Relocation.

Location Davidson Road and Three Degree Road.

Mr. McKinney said they are realigning Davidson Road and transferring land to Mars School District. Mr. Schultz mentioned a potential problem with addresses due to three roads would be named Davidson Road. Mr. Peaco said the residents do not want their address changed. Mr. McKinney suggested adding address makers.

OTHER

Public Roads Ordinance

Mr. McKinney stated there will be a Work Session on Monday, August 21, 2023 @ 4:30 p.m. He said they hope to make the final decisions and move it forward to the Board of Supervisors in September.

Mr. Olsen mentioned Connoquenessing Creek Watershed Alliance would like to put a presentation together on October 04, 2023 to speak about freshwater trout stocking in tributaries, including Glade Run & Breakneck Creek.

SKETCH

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 5:50 p.m.

All were in favor.