



## **ADAMS TOWNSHIP PLANNING COMMISSION**

### **September 06, 2023**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, September 06, 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, 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 Jim Craig, the minutes from the August 02, 2023, Planning Commission meeting were approved.  
All were in favor.

On a motion by Marilyn Watson and seconded by Bob Downie, the minutes from the August 21, 2023, Work Session 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.

Rob Crouthamel lives at 139 Pearce questioned if the Township has received anything from the DEP regarding the floodplain and if there was a copy of the application that was sent to FEMA. Mr. Sean Gallagher stated once they receive the report from the DEP the Township will have 90 days to review it. Mr. McKinney stated the developer has requested Rightmyer Estates to be tabled.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Rightmyer was tabled pending the FEMA letter and a few items.  
All were in favor.

#### **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 lots. He stated there were two notes added to the plan per the request of Mr. Gallagher and Mr. Olsen regarding long-term maintenance and future subdivision requirements. Mr. Gallagher stated the Township staff met with the developer and worked things out the issues. Mr. McKinney stated everyone needs to be put on notice about the MS4/Stormwater. He explained this is mandated by the state.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Heaven Farms No.5 was given preliminary and final approval.  
All were in favor.

## **NEW BUSINESS**

### **Mandera Final Major Subdivision**

Proposing 9 Single Family Lots.  
The location is off Callery Road.

Mr. McKinney stated the developer submitted a letter to request Mandera be tabled. He said he just received a letter from Brenda Benick with a list of her concerns. Mr. McKinney said most of the items have been taken care of by the developer.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Mandera was tabled.  
All were in favor.

### **Horseshoe Manor Minor Subdivision**

Proposing a lot-line revision between two existing lots.  
The location is 200 Horseshoe Drive Lots 18 & 19.

Richard Montanti was present to represent Horseshoe Manor lot line revision. Mr. Montanti explained they were shifting property lines with the neighbor. He said the property line was in the middle of the driveway. Mr. Olsen said there were no issues.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Horseshoe Manor was given preliminary and final approval.  
All were in favor.

## **SKETCH**

### **Figo Armory**

The Location is 345 Mars Valencia Road  
No one was present to represent Figo Armory.

### **Superior Pools**

The Location is Oak Alley.  
Proposing Office and storage.

John Quimby and Corey Hogie were present to represent Superior Pools. Mr. Quimby stated it is currently residential and they would like to make it into office space. He they would be using the existing structure and would upgrade the parking area. There was a discussion on traffic, lighting, ADA, buffer-yard, storage facility, and how often large delivery trucks make deliveries etc. There were questions on Stormwater Management that is owned by PennDOT next to the property. It was explained they could not tie into their SWM without research. Mr. Gallagher said it would be up to PennDOT.

Mr. Olsen stated when submitted this would be a Minor Land Development.

### **The Pines of Myoma Development**

The Location is Martha Bielo's property off Myoma Road.

Proposing 20 single family homes.

Brock Heinauer was present to discuss the proposed plan. He said they will have 1 acre lots and the plan will be left natural. Mr. Heinauer mentioned the plan will have sidewalks on both sides of the streets and a third order trail along the northern side of Myoma. There was also a discussion on MS4 and future public access for the Township. Rob Crouthamel questioned the trails. Mr. Schultz questioned the Storm Water Basin. There was a discussion of the location being on private lots.

### **OTHER**

#### **Public Roads Ordinance**

Mr. McKinney stated there has been much discussion and everyone has worked hard. He said Mr. Gallagher has revised the ordinance to allow no more than 4 homes. Mr. Chris Kaclik stated the driveway needs to be sloped at 2 to 1 not 3 to 1. Mr. Olsen said 3 to 1 helps with sight distance. If warranted a developer could always ask for a modification.

On a motion by Marilyn Watson and seconded by Jeff McCormick, the Public Road Ordinance was approved to move forward to the Board of Supervisors.

All were in favor.

### **ADJOURNMENT**

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

All were in favor.