



**ADAMS TOWNSHIP PLANNING COMMISSION**  
**November 01, 2023**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, November 01, 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 and Brett Schultz. 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 Jeff McCormick, the minutes from the October 04, 2023, Planning Commission meeting were approved. Four were in favor and one abstention.

**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. Steven Victor, who is with Victor Wetzel Associates, was present to represent Rightmyer Development. Mr. Victor stated they are still waiting for the FEMA approval for LOMR and would like to have the plan tabled. Mr. McKinney stated the developer has requested Rightmyer Estates to be tabled and they have an extension through February 2024.

On a motion by Marilyn Watson and seconded by Brett Schultz, Rightmyer Estates was tabled. All were in favor.

**Mandera Final Major Subdivision**

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

Mr. Steven Victor, who is with Victor Wetzel Associates, was present to represent Mandera Subdivision. Mr. Victor spoke about the development. Mr. Olsen said that he has not had enough time to review their response letter. Mr. McKinney questioned the sanitary sewer letter agreement. Mr. Peaco recommended following up with Breakneck Sewer Authority and Cranberry Township Sewer Authority.

Mr. Victor granted an extension through December 31, 2023, while they complete the formal paperwork and would allow Mr. Olsen the opportunity to review the response letter.

On a motion by Marilyn Watson and seconded by Brett Schultz, Mandera Subdivision was tabled. All were in favor.

## **Quincy Heights**

Amendment to Approved Master Plan and Site Plan.

The location is Route 228 between Myoma Road and Seven Fields Blvd.

Mike Hudec who is with Continental Real Estate, Jonathan Kamin who is with Goldberg, Kamin and Garvin were present to represent Quincy Heights. Mr. Kamin stated they have amended their plan. He said there will be townhomes in place of the senior living since that did not work out. Mr. Hudec stated they would not be changing the entrances, there will be less parking. Mr. McKinney and Brett Schultz questioned if there were any changes with the stormwater management.

Mr. Hudec explained the two levels of stormwater management. Mr. Shultz stated they need to pay attention to any discharge. There are new requirements being made. Mr. McKinney stated there is a federal mandate coming. He explained the township must take more proactive ways. The fact that the stormwater management plan hasn't been reviewed makes it difficult to move forward.

There was a discussion. Mr. Hudec & Mr. Kamin agreed to provide Stormwater management plan to be reviewed. Both parties agreed to table and grant an extension through December 31, 2023. On a motion by Marilyn Watson and seconded by Jeff McCormick, Quincy Heights was tabled. All were in favor.

## **NEW BUSINESS**

### **Brookhaven PRD Revision No. 1**

Proposing a lot- line revision.

The location is Abigail Drive.

Josh Mowery from Heartland Homes/NVR was present. Mr. Mowery stated this revision was a simple parcel exchange. He said the homeowners wanted more privacy.

On a motion by Marilyn Watson and seconded by Brett Schultz, Brookhaven PRD was approved. All were in favor.

## **OTHER**

### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 5:30 p.m.

All were in favor.