



ADAMS TOWNSHIP PLANNING COMMISSION
December 6, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, December 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, Jeff McCormick, Liz McMeekin, Marilyn Watson, 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 Jeff McCormick, the minutes from the November 01, 2023, Planning Commission meeting were approved.
Five 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.

David Lucci, who is with Victor Wetzel Associates, was present to represent Rightmyer Development. Mr. Lucci 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 29, 2024.

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

Mandera Final Major Subdivision

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

Mr. David Lucci, who is with Victor Wetzel Associates, was present to represent the Mandera Subdivision. Mr. Lucci spoke about the development and discussed the detention facility. Mr. Olsen stated he has sent a series of letters advising the Township not to be a co-applicant with PennDOT on their stormwater facilities. Mr. Olsen explained if the Township were a co-applicant, the Township would be responsible for any repairs to the stormwater facilities once the developer is gone. Mr. McKinney explained why it is so important. He said due to the future regulations with the MS4 program that is mandated by the state. Mrs. McMeekin questioned why PennDOT wants the Township to be a co-applicant. Mr. Olsen said it would be much easier for PennDOT to go after the Township instead of the Developer who would be gone. Mr. McKinney stated since the storm water management is not complete, and the Township does not want the future

responsibility the plan cannot be approved at this time. Mr. McKinney asked Mr. Lucci if he would grant an extension through February 29, 2024. Mr. Lucci agreed.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Manderia Subdivision was tabled and granted an extension.

All were in favor.

Ray Turner questioned the water amount onto his property and 30ft.conservation easement along his property.

Brenda Benek thanked the committee for their concerns of the watershed.

Quincy Heights

Amendment to Approved Master Plan and Site Plan.

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

Jonathan Kamin, who is with Goldberg, Kamin and Garvin was present to represent Quincy Heights. Mr. Kamin stated everything has been addressed. Mr. Olsen stated they still need the updated letter from Seven Fields stating they can still handle SWM with the changes that were made. Mr. Gallagher asked if they have submitted their cost estimate. Mr. Jerry Klodowski, Answered they are still working a few things out.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Quincy Heights was approved for final resubmission providing they do not move forward to the BOS without the letter from Seven Fields and the cost estimate.

All were in favor.

NEW BUSINESS

Ira E. Baumgartel Plan of Lots

Proposing a two-lot subdivision.

The location is 1571 Three Degree Road

Mr. Ira E. Baumgartel was present to discuss his subdivision. He explained he would like to sell his house and 1.5 acres and will retain the remaining acres as agriculture. He stated that Mr. Olsen's review letter has been addressed.

On a motion by Marilyn Watson and seconded by Jim Craig, final approval was given.

All were in favor.

The Pines of Myoma

Proposing a 17 lot Subdivision on 32.1358 acres.

The location is off Myoma Road.

Jonathan E. Garczewski, P.E. Project Manager with Gateway Engineers Inc. was present to discuss Pines of Myoma. He explained it was a simple subdivision on Myoma Road across from Myoma Woods Development. He stated there is open space around the perimeter of the plan and is requesting two modifications. The first modification is to the Township requirement that the cul-de-sac should have a right-of-way diameter of at least 110ft. and a paved diameter of 96 feet on the outer edge to be 80ft in diameter. The second modification is, to also have an 80ft. diameter cul-de-sac bulb located at the 2/3 point of the new road.

Mr. McKinney asked if they could extend the water line to the owners on Gracie Lane and Bradley Lane. Mr. Garczewski answered yes, they would provide an easement between lots 104 & 105. Mr. Gallagher questioned who would own the stormwater facilities since the detention basins are located on residential lots.

Mr. Garczewski said the HOA. Linda Gracie, who lives at 134 Gracie Lane wanted to know if it were possible to provide gas to the residents on Gracie Lane. She also questioned the stormwater run-off. Rob Crouthamel questioned the trail and if it would be noted as a public trail. Mr. Garczewski stated they are proposing a 3rd order trail.

On a motion by Marilyn Watson and seconded by Jeff McCormick, modification for cul-de-sacs was approved.

All were in favor.

On a motion by Jim Craig and seconded by Marilyn Watson, preliminary approval was given. All were in favor.

SKETCH PLANS

Adams Town Center

Revised Development Plan

The location is off Route 228.

Mark A. Lesnick, V.P. with Hampton Technical Associates, Inc. was present to represent Adams Town Center. Mr. Lesnick stated this was originally approved in 2021. Mr. McKinney asked if there would be a traffic signal in the future. Mr. Ray Nelson said he is currently working with the Township and PennDOT. Mr. Gallagher questioned if he was planning on keeping it as one site or subdividing it. He also suggested contacting the Township staff to discuss how to build the roads to the Township specifications. Mr. Nelson answered he would keep it as one site and would reach out to the Township to discuss the roads.

Adams Corners

Proposing a Goddard School.

The location is next to Sheetz Convenience Store.

Seth Geyer was present who is with Geyer Construction to discuss the proposed Goddard School. Mr. Geyer stated it is a childcare center. He said it would be approximately 11,000sq.ft. with a playground in the rear and the main access is off Dori Drive. There was a discussion regarding the temporary turnaround and crosswalks.

OTHER

Public Road Ordinance

Mr. McKinney stated the staff worked hard on this. He said there are a few minor changes and will be on the website if approved tonight.

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 Jim Craig, the meeting was adjourned 6:00 p.m.

All were in favor.