



ADAMS TOWNSHIP PLANNING COMMISSION
January 03, 2024

The regular meeting of the Adams Township Planning Commission was held on Wednesday, January 03, 2024, 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, Bob Downie, 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

REORGANIZATION OF PLANNING COMMISSION

On a motion by Brett Schultz and seconded by Jeff McCormick, Marty McKinney was nominated and elected to be Chairman for the Planning Commission. All were in favor.

On a motion by Jeff McCormick and seconded by Liz McMeekin, Brett Schultz was nominated and elected to be Vice Chairman of the Planning Commission. All were in favor.

On a motion by Jeff McCormick and seconded by Liz McMeekin, Marilyn Watson was nominated and elected as Secretary of the Planning Commission. All were in favor.

On a motion by Marilyn Watson and seconded by Brett Schultz, 2024 Meeting Schedule and Submission Dates were approved. All were in favor.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jim Craig, the minutes from the December 6, 2023, Planning Commission meeting were approved. Six were in favor. One abstained.

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.

Stephen Victor, who is with Victor Wetzel Associates, was present to represent Rightmyer Development. Mr. Victor stated they continue waiting for the FEMA results and would like to have the plan tabled. Mr. McKinney stated the developer has an extension through February 29, 2024.

Mandera Final Major Subdivision

Proposing 9 Single Family Lots.

The location is off Callery Road.

Mr. Steven Victor is with Victor Wetzel Associates and was present to represent the Mandera Subdivision. Mr. Victor stated they have been working closely with Mr. Olsen to modify the stormwater. Mr. Victor explained instead of the underground stormwater tanks discharging into PennDOT pipes, the discharge will go directly into the wetlands. Mr. McKinney said the water captured will be a controlled release into the lower elevation. Mr. Schultz emphasized the O&M Agreement needs itemized and recorded.

Mr. Victor stated it will also be in the HOA documents. Mr. McKinney said before moving to the BOS, they will need to provide the cost estimate and HOA documents.

Brenda Benek questioned the water flowing into the wetlands and how it will prevent it going on to the neighboring properties. Mr. McKinney explained how the controlled release works.

Mr. Tim Stack questioned if the chemicals would have an effect on the natural wetlands.

Mr. McKinney stated it was engineered reviewed. He said the developer is doing the best they can.

Brenda Benek asked if the development could hurt the current existing wells. Mr. Sean Gallagher stated there is well testing prior to developing if adjacent landowners request it after they receive a certified letter from the developer.

On a motion by Bob Downie and seconded by Brett Schultz, Mandera Subdivision was given final approval.

Six were in favor. One opposed.

NEW BUSINESS

Superior Pools

Proposing Office Space and Showroom.

The location is 107 Oak Alley.

Bob Beining who is with Sheffler and Company was present to represent Superior Pools. John Quimby who is with Superiors pools stated they are proposing to convert an existing structure for their office/storage. Mr. Beining said they will add handicap parking with additional parking spaces. He stated they will be utilizing a trench spreader for the stormwater. Mr. Schultz asked if they had access to Oak Alley. Mr. Beining stated yes through PennDOT. Mr. Schultz said the Township will need documentation for the permitted entry. Mr. Olsen stated you have agreed to put an underground sump pit for the new impervious area. Mr. McKinney questioned if they had the Butler County Review. Mr. Beining said they just submitted today for the review. Mr. McKinney said that would be needed before moving forward. Mr. Olsen mentioned a portion of the unopened Park Avenue paper street will need to be vacated. He said this would require coordinating with the Township solicitor. Mr. Gallagher stated a hearing will be required for vacation of a road. He said this would not hold up the development.

On a motion by Marilyn Watson and seconded by Brett Schultz, 107 Oak Alley was tabled.

All were in favor.

Adams Town Center Master Plan

Proposing Commercial, Retail and Restaurants.

The location is 637 Route 228.

Mr. McKinney stated the developer asked for the submission to be tabled this month.

Beulah's Vista

Proposing to create easements.

The location is Valencia Road.

Shane Kaclik was present to represent Beulah Vista. Mr. Kaclik stated there are 3 lots and are proposing to create utility easements and stormwater easements. Mr. Olsen questioned if they were public or private easements. Mr. Shane Kaclik stated public. Mr. Gallagher stated to have the plan noted for public easement for utilities, private easements for stormwater easement and maintenance of private stormwater easement.

On a motion by Brett Schultz and seconded by Bob Downie, Beulah Vista was approved.
All were in favor.

SKETCH PLANS

Triple Creek Enterprises

Proposing retail and office space.

The location is Boggs Ave. and Spring Street.

Mr. McKinney stated they would like to be on the agenda for next month.

Henley Lofts Apartments

Proposing 4 story Apartment Building

The location is Park Avenue.

Mike Ogin with Gateway Engineers was present to represent WODA Properties.

Mr. Ogin stated they are proposing a 45 unit four stories high apartment building.

Mr. McKinney stated the location would be difficult. He said his main concern would be full access. He said it would be unsafe to make a left onto Route 228. Mr. McKinney also mentioned a traffic study would be required. He said another concern is emergency vehicles access to the building. Mr. McCormick questioned whether benching would be required for the top of the slope to the bottom. Mr. Ogin stated there is a geo-tech reviewing the site.

OTHER

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Jim Craig, the meeting was adjourned
6:00 p.m.

All were in favor.