



ADAMS TOWNSHIP PLANNING COMMISSION
February 07, 2024

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 07, 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

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jim Craig, the minutes from the January 3, 2024, 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.

Stephen Victor, who is with Victor Wetzel Associates, was present to represent Rightmyer Development. Mr. Victor stated a letter of the map revision was submitted and they are waiting for an acknowledgement from the Township. Mr. McKinney stated the developer has an extension through February 29, 2024, and asked if they would grant an extension through April 30, 2024. Mr. Gallagher said the Supervisors will need to approve the document for signature.

On a motion by Marilyn Watson and seconded by Brett Schultz, Rightmyer Estates was tabled and granted an extension through April 30, 2024.

All were in favor.

Lisa Chodkowski, who lives at 125 Glade Run Road had concerns about the impact of flooding in the new development. Mr. Olsen explained the house footer will be 3ft. above the flood requirements. Mr. Victor stated FEMA has completed a new study for the site.

Tina Wilson who lives at 105 Good Luck Lane questioned who would be responsible for inspecting the site. Mr. Olsen replied, the Township engineers will be responsible for inspecting the site and they will follow the DEP requirements.

Rob Crouthamel who lives at 139 Pearce Road said there hasn't been much discussion on the PRD final approval process. Mr. McKinney asked Mr. Olsen to review the current status and provide the Planning Commission with a brief synopsis. Mr. Olsen agreed.

107 Oak Alley/Superior Pools

Proposing Office Space and Showroom.

The location is 107 Oak Alley.

Katrina Harmel, Project Manager who is with Sheffler & Company was present to represent 107 Oak Alley. John Quimby, who is with Superior Pools, was also present to discuss Oak Alley. Katrina stated they have addressed Mr. Olsen's comments. There was a discussion on the paper streets bordering the property. Mr. Olsen stated they will need to add the Right-of-Way for Oak Alley to the plan before moving on to the Board of Supervisors.

On a motion by Marilyn Watson and seconded by Brett Schultz, 107 Oak Alley was given final approval providing note was added to plan.

All were in favor.

Adams Town Center Master Plan

Proposing Commercial, Retail and Restaurants.

The location is 637 Route 228.

Mark Lesnick who is with Hampton Technical Associates was present to represent Adams Town Center. Ray Nelson, who is the owner/developer was also present. Mr. Lesnick stated they have responded to all Mr. Olsen's comments on his review. He said they are seeking preliminary and final approval. Mr. McKinney questioned if the new road would be built to Township specs. Mr. Nelson replied yes. Mr. Nelson stated Wooster and Trans did the traffic and parking study. He said If they needed additional parking it can be added in the Northeast corner, they would demo the rental house. Mr. Nelson also explained a grant was submitted through the Township to help assist with the traffic signal across from Marland Drive. Mr. Olsen stated if the grant is not approved Mr. Nelson will pay for the traffic signal. There was a discussion about adding a left turning lane exiting his development. Mr. Gallagher stated the basic corrections, cost estimate must be completed before moving to the Board of Supervisors.

On a motion by Marilyn Watson and seconded by Bob Downie, Adams Town Center was given preliminary and final approval.

All were in favor.

SKETCH PLANS

Triple Creek Enterprises

Proposing retail and office space.

The location is Boggs Ave. and Spring Street.

Katrina Harmel, Project Manager who is with Sheffler & Company was present to represent Triple Creek Enterprises. Katrina said they are proposing an office/retail building with appropriate parking.

Elizabeth Hoy who lives on Boggs Avenue had concerns about only having one access to her home. She also questioned if the developer would be checking the surrounding wells.

Clayton Woodward also had questions on setbacks.

Katrina stated they will do all their due diligence before moving forward.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downing, the meeting was adjourned 6:20 p.m. All were in favor.