



ADAMS TOWNSHIP PLANNING COMMISSION
March 06, 2024

The regular meeting of the Adams Township Planning Commission was held on Wednesday, March 06, 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, 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 Bob Downie, the minutes from the February 07, 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. There was a discussion on the approval from FEMA. Mr. Gallagher stated they need some type of written approval from FEMA, it can be an email or on letterhead. Mr. Victor stated they have complied with Mr. Olsen's recent review. Mr. Olsen questioned if John Austin would be able to connect to the sewage line. Mr. Victor said yes.

Rob Crouthamel lives at 139 Pearce Road and said he asked last month for the tentative PRD conditions. Mr. McKinney stated they would be ready next month.

Lisa Chodkowski lives at 125 Glade Run Road and had concerns about the FEMA approval and future homes being flooded. She also had concerns regarding light pollution from the new development, everyone is accustomed to the rural area being dark.

Mr. McKinney stated if the developer follows the rules and federal guidelines the plan must be approved.

Tina Wilson lives at 105 Good Luck Lane and had concerns about the National Flood Insurance Program Letter with a list of items that needs to be completed. Mr. Victor said the list has been completed. Mr. McKinney stated the developer has an extension through April 30, 2024.

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

NEW BUSINESS

Pinewood Farms PRD Resubmission

Proposing 37 lots on 68.37 acres

The location is 242 Stoup Road.

Shane Kaclik, who is with Kaclik Builders, was present to represent Pinewood Farms.

Mr. Kaclik explained this was a resubmission. They reduced the plan from forty lots to thirty-seven lots and reduced the length of the cul-de-sac and eliminated one stormwater facility.

Mr. Gallagher stated it was not a substantial change that would require another PRD Hearing or approval.

Rob Crouthamel had concerns about stormwater runoff affecting the existing homes on Blackstone Lane. Mr. Chris Kaclik replied by redesigning the plan we have decreased the stormwater runoff. He also stated the buffer-yard and open space will remain the same.

Rob Crouthamel asked if there was one lot that still had access to Blackstone Lane. Mr. Kaclik replied yes.

On a motion by Marilyn Watson and seconded by Jim Craig, Pinewood Farms was tabled.

All were in favor.

The Goddard School

Proposing Institutional Childcare

The location is Adams Corners – Parcel D1

Mark Lesnick, who is with Hampton Technical, was present to represent The Goddard School.

Mr. Lesnick said he has addressed the access for emergency vehicles. He presented a drawing showing there is ample access for emergency vehicles. There was also a discussion on the temporary gravel cul-de-sac. It was agreed upon by all parties that after two years the cul-de-sac would have to be paved or removed to allow access to all businesses. There was also a discussion on having streetlights in commercial developments for safety and pedestrians. Mr. Seth Geyer stated they were already discussing future lighting. Mr. Sean Gallagher stated they cannot move forward until the subdivision has been approved.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Goddard School was tabled.

All were in favor.

Mr. Gallagher said he would like to schedule a Work Session on Monday, March 18, 2024, at 4:30 to discuss street lighting and Road Adoption Resolution procedure.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downing, the meeting was adjourned 5:50 p.m.

All were in favor.