



ADAMS TOWNSHIP PLANNING COMMISSION
April 3, 2024

The regular meeting of the Adams Township Planning Commission was held on Wednesday, April 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, and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Township Engineer Ron Olsen. Solicitor Sean Gallagher and Recording Secretary Suzanne Hanovick and Jen Ford, Administrative Assistant.

Pledge of Allegiance

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Liz McMeekin, the minutes from the March 06, 2024, Planning Commission meeting were approved.

All were in favor.

On a motion by Marilyn Watson and seconded by Jim Craig, the minutes from the March 18, 2024, Planning Commission Work Session meeting were approved.

All were in favor.

PUBLIC COMMENT

Tim Stack who lives at 240 Forsythe Road had concerns if there was a catastrophic emergency near Amherst Village, all residents would need to use Forsythe Road. He does not feel that Forsythe Road would be able to handle as the emergency route.

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 the Township needs some type of written approval from FEMA. Mr. Victor stated they have received an email from Jasmine, who is with FEMA, saying the approval should be in within two weeks. Mr. Olsen discussed the sewer availability for neighbors. Mr. Victor stated that Breakneck Sewer Authority is aware there are a few neighbors interested in connecting. He said they have made accommodations for three additional EDU's.

Jennifer McAfee lives at 125 Oak Lane, has concerns about traffic on Davidson Road and the water flowing over the creek bank. She believes that the Township does not have the infrastructure to handle all the new development. Mr. McKinney stated the Township does follow the MPC (Municipal Planning Code).

Lisa Chodkowski lives at 125 Glade Run Road, and still has concerns about flooding. Mr. McKinney stated that storm drains will be in place to move the water. Mrs. McMeekin said they

are not building on the flood plain. Mr. McKinney said the Federal Government is looking at this very closely and the developer has the right to develop if FEMA gives approval. There will be less water from controlled stormwater management.

Rob Crouthamel lives at 139 Pearce Road questioned the conditions for tentative approval. Mr. Gallagher stated they met all the conditions and listed them out loud. Mr. Crouthamel disagreed about the trail. He was demanding that the developer did not meet the requirements for the connectivity of the trails and what type of trail. Mr. Victor stated that Hickory Glen refused connectivity to their development. Mr. Crouthamel became out of line and Mr. Victor stated he needs to sue Hickory Glen concerning the trails not the developer. Mr. McKinney told Mr. Crouthamel he is out of order. Your opinion is valued as a taxpayer, Mr. Crouthamel said he feels that the trail has been downgraded. Mr. Victor said he will look at what type of trail is required.

On a motion by Marilyn Watson and seconded by Bob Downie, Rightmyer Estates was tabled and granted an extension through May 28, 2024.

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 and they are looking for final approval. Mr. Gallagher said they are looking for a modification for the stormwater channels and swales to change from 3 to 1 slope to a 2 to 1 slope. Mr. Olsen stated he agrees with the slope modification. Developer will do "As Built" of final swales on plans.

On a motion by Liz McMeekin and seconded by Jim Craig, Pinewood Farms modification was approved with "As Built" on plan.

All were in favor.

On a motion by Marilyn Watson and seconded by Bob Downie, Pinewood Farms was given final approval.

All we were favor.

The Goddard School

Proposing Institutional Childcare

The location is Adams Corners – Parcel D1

Mr. Seth Geyer asked for the plan to be tabled prior to the meeting.

NEW BUSINESS

Adams Corners

Proposing subdividing one lot into 2 separate lots

The Location is Adams Corners off Route 228.

Mr. Seth Geyer asked for Adams Corners Subdivision to be tabled prior to the meeting.

Estate of Harold Kennedy

Proposing to add a parcel and subdivide.

The location is off List Hill Road.

Stori Caudill was present to represent the Estate of Harold Kennedy. She would like to settle the estate of her grandfather by combining four acres and sixteen acres. Mr. Olsen said there are no concerns.

On a motion by Marilyn Watson and seconded by Jeff McCormick, the minor subdivision was approved.

All were in favor.

Matilda Fields

Proposing Tentative PRD

The location is off Forsythe Road.

Stephen Victor, who is with Victor Wetzel Associates, was present to represent Matilda Fields PRD. He explained this was a twostep process and they are here for tentative review of the master plan. He explained there will be two points of excess, Harjer Lane and Macri property, and there will be 104 single family homes and 75 townhouses. Mr. Victor also explained the roads will be built to Township standards. They have one stub and one cul-de-sac to the Werner property.

Mr. McKinney asked if they considered making a connection to Amherst Village. Mr. Victor stated that it would be too complicated to make the connection across the flood plain. Mr. McKinney asked if a traffic study had been completed. Mr. Victor said not at this time, but he would like to introduce Mr. Haberman from Gateway Engineers. Mr. Haberman gave his own opinion of what the traffic on the area roads at peak time would be. Mr. McKinney stated a formal traffic study will be required and asked them to look over the plan for better access points. Mr. McKinney commented that abandoned wells could be a problem here and they should provide paperwork to prove this is not the case. Mr. McCormick and Mrs. McMeekin both questioned Mr. Joe Katruska, who represents Matilda Fields, about the ordinance requiring more than two exits for more than 60 homes. Mr. Katruska said they could look at redesigning the road system.

Mr. Crouthamel was concerned about proper buffering on neighboring farmland.

Mr. McKinney brought up the importance of the MS4 requirements to remind all developers.

On a motion by Jim Craig and seconded by Marilyn Watson, Matilda Fields was tabled.

All were in favor.

OTHER

Commercial Development Lighting

Procedure for Road Takeover

Slope Ordinance

Overlay expansion at intersections.

Road Ordinance

Mr. McKinney asked Mr. Gallagher if a Work Session should be scheduled for Monday, April 15, 2024, at 4:30 to discuss lighting, slopes, road take over, road ordinance and overlay expansion at intersections.

On a motion by Marilyn Watson and seconded by Bob Downing, the meeting was adjourned, 6:10 p.m.

All were in favor.