



ADAMS TOWNSHIP PLANNING COMMISSION May 01, 2024

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 01, 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: Brett Schultz, Jeff McCormick, Bob Downie, and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Code 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 Bob Downie and seconded by Jeff McCormick, the minutes from the April 03, 2024, Planning Commission meeting were approved.

All were in favor.

On a motion by Jim Craig and seconded by Bob Downie, the minutes from the April 15, 2024, Planning Commission Work Session meeting were approved.

All were in favor.

PUBLIC COMMENT

OLD BUSINESS

Rightmyer Estates Final PRD

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 flood plain map approval from FEMA. He said all other issues were addressed and they are looking to receive final approval. Mr. Schultz asked why the planning module was denied. Mr. Victor stated Middlesex Township did not submit their portion properly. Mr. Gallagher said he does not feel comfortable with moving forward without the planning module. Jonathan Garczewski, who is with Gateway Engineers, stated he spoke with the DEP, and they explained the denial was for Middlesex Township not Adams Township. Mr. Gallagher asked if they would grant an extension through June 30, 2024, to receive the approved planning module. He said on May 13, 2024, the BOS will approve a Resolution for the Rightmyer Estates Sewage Facilities Planning Module. Mr. Chris Hamm stated they should have official documentation from FEMA soon.

Jennifer McAfee, who lives at 125 Oak Lane, said she filed a suit to stop development with the Federal Government. She questioned why Planned Residential Developments are permitted in the Township. She stated there is a lack of infrastructure and the schools are overcrowded and would like to see the lot sizes increased.

Lisa Chodkowski, who lives at 125 Glade Run Road, has concerns about flooding. She said she is begging the Planning Commission to understand the flood plain. Mrs. Chodkowski would like the Planners to look at a lighting ordinance because new developments are affecting the rural areas. Mr. Schultz stated the ordinance is enforced and if it is met the PC must follow the rules and there is no option to stop development. Tina Wilson who lives at 105 Good Luck Lane said her concerns were the steep slopes and flood plain.

On a motion by Jeff McCormick and seconded by Jim Craig, Rightmyer Estates was tabled.

All were in favor.

Matilda Fields

Proposing Tentative PRD

The location is off Forsythe Road.

Joe Katruska was present to represent Matilda Farms and said they are looking for tentative approval. He said they redesigned traffic circulation of the subdivision. Mr. Katruska stated Michael Haberman, who is with Gateway Engineers, completed the traffic study. There was a discussion on the townhomes and Mr. Katruska asked if they could get a modification for the front yard setback from 35ft. to 20ft. Mr. Schultz asked if there was anything in the flood plain. Mr. Chris Hamm, who is with KDH Engineers, stated they will be submitting for a LOMR. Mr. Schultz questioned them exceeding the 60 lots with only having one access or exit. Mr. Katruska explained the multiplier is less. Mr. Gallagher said he didn't know this was a LOMR. He stated Matilda Fields cannot receive tentative approval without the LOMR so there would be no reason to come back. Mr. Gallagher also stated the BOS can still have the PRD Hearing, but it will probably be denied. Mr. McCormick stated he would rather see 60 townhouses if there was going to be single access. The Planners recommended Trans Associates review the traffic study. Mr. Victor said he disagreed with Mr. Gallagher regarding holding up tentative approval due to not having the LOMR approval.

Amy Werner who lives at 1124 Mars Evans City Road asked how stormwater will be handled with Kaufman Run and Breakneck Creek with the stormwater from the plan.

Larry Werner who lives at 1124 Mars Evans City Road stated he wants a 100 ft. setback.

Tim Stack, who lives at 240 Forsythe Road stated he is concerned about the traffic and flooding on Forsythe Road. He said he also agrees with having a light ordinance for new developments.

Dale Skoff, who lives at 267 Forsythe Road mentioned the windy road and was that considered in the traffic study. He was also concerned about the water table and how the plan would impact the ground water for existing wells. Mr. Schultz explained that well testing will be completed by the developer.

Eugene Montini who lives at 110 Renee Drive had concerns about the traffic study being performed by the developer and did the study consider Amherst Village traffic.

Mr. Olsen recommended the traffic study be reviewed by Trans Associates.

Jack Stockman, who lives at 170 Forsythe Road, wanted to know the number of vehicles that would be permitted per day. Mr. Gallagher stated the Township Traffic Engineer would determine the level. Mr.

Katruska said Forsythe Road is considered a low volume road.

On a motion by Jim Craig and seconded by Bob Downie, Matilda Fields was tabled.

All were in favor.

Adams Town Center

Proposing Revised Phasing.

The Location is off 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 said since the grant for the traffic light was denied they are going to build in phases to save on upfront costs. He stated nothing has changed with the plans. Mr. Lesnick stated the site will be completely graded. Mr. Olsen said the cost estimate can be done in stages.

On a motion by Bob Downie and seconded by Jim Craig, Adams Town Center Re-Phasing was approved. All were in favor.

NEW BUSINESS

The Pines at Myoma Final

Proposing a 17 lot Final Subdivision on 32.1358 acres.

The location is off Myoma Road.

Jonathan Garczewski, who is with Gateway Engineers stated they have received their tentative approval and are looking for final approval. He said there are 17 building lots and one residual lot. Mr. Garczewski stated they are working on getting the HOP with PennDOT for Myoma Road. Mr. Garczewski stated they have provided a water easement for the residents on Bradley Lane and Gracie Lane which needs to be relocated between lots 103 and 104.

Mr. Gallagher said he will need to review the HOA documents.

On a motion by Jeff McCormick and seconded by Jim Craig, The Pines of Myoma was tabled.

All were in favor.

SKETCH

Henley Lofts Apartments

Proposing 4 story Apartment Building.

The location is off Park Avenue.

Mike Ogin Project Manager with The Gateway Engineers was present to discuss the 8.5 acres off Park Ave. He said there will be 45 units and the access would be off Penn Street and Park Ave. Mr. Ogin stated that Penn Street could be improved and that would give them the two accesses the township requires.

Mr. Tim Nolan, who lives at 112 Park Ave, had concerns about stormwater. Mr. McCormick questioned the 10% grade and if Park Ave. was right in and right out onto Route 228. Mr. Schultz said Penn Street does not meet the standards for a second access. There was much discussion on access and having Penn Street as emergency access. Mr. Ogin stated apartments generate less traffic than single family homes. He said he would like to have the Board of Supervisors' opinion.

John Hentschel who lives at 110 Penn Street said two vehicles could not pass on their street and if road improvements were made the road would be at their front door. He said they would have to buy properties to widen the road. Mr. Peaco said he would speak to the Board for the next step.

The Goddard School

Proposing Institutional Childcare Relocation.

The location is Adams Corners.

Mark Lesnick who is with Hampton Technical Associates stated they are moving The Goddard School from the original site to another location in Adams Corner off Three Degree Road. Mr. Schultz said everyone likes this location. He said lighting would be very important. Mr. Lesnick agreed.

Mr. Schultz said there will be a Work Session on May 20, 2024, at 4:30 to discuss the same as last month listed below.

OTHER

Commercial Development Lighting

Procedure for Road Takeover

Slope Ordinance

Overlay expansion at intersections.

Road Ordinance

On a motion by Bob Downing and seconded by Jeff McCormick, the meeting was adjourned,
6:50 p.m.

All were in favor.