



**ADAMS TOWNSHIP PLANNING COMMISSION  
June 05, 2024**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, June 05, 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, Brett Schultz, Jeff McCormick, Bob Downie, Marilyn Watson, Liz McMeekin and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, and Township Engineer Ron Olsen. Solicitor Mike Gallagher and Recording Secretary Suzanne Hanovick.

**Pledge of Allegiance**

**APPROVAL OF MINUTES**

On a motion by Marilyn Watson and seconded by Brett Schultz, the minutes from the May 01, 2024, Planning Commission meeting were approved.

All were in favor and two abstentions.

On a motion by Marilyn Watson and seconded by Jim Craig, the minutes from the May 20, 2024, Planning Commission Work Session meeting were approved.

All were in favor.

**PUBLIC COMMENT**

Tim Stack who lives at 240 Forsythe Road questioned if elevations were required on the plans. Mr. Peaco stated a certificate is not typically required on new lots if not in the flood plain.

**OLD BUSINESS**

**Rightmyer Estates Final PRD**

Proposing a Planned Residential Development with 30 homes.

The location is Davidson Road and Glade Run Road.

Mr. McKinney said Rightmyer Estates has granted an extension through August 31, 2024.

On a motion by Jim Craig and seconded by Marilyn Watson, Rightmyer Estates was tabled.

All were in favor.

**Matilda Fields**

Proposing Tentative PRD

The location is off Forsythe Road.

Mr. McKinney stated the Developer has asked for the plan to be tabled.

Tim Stack, who lives at 240 Forsythe Road questioned the clomar that was in the original submission.

Rob Crouthamel who lives at 139 Pearce Road stated the narrative is not appropriate and said the application is incomplete. Mr. McKinney stated the Township Engineers review all submissions and applications.

Amy Werner who lives at 1124 Mars Evans City Road questioned how the stormwater will be handled with Kaufman Run and Breakneck Creek with all the flooding. Mr. McKinney said the Township must follow the state laws.

On a motion by Marilyn Watson and seconded by Brett Schultz, Matilda Fields was tabled.

All were in favor.

### **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. Mr. Garczewski stated they have addressed all the outstanding comments. The metes & bounds for the stormwater facilities will show on the plans before moving forward to the BOS.

Mr. Olsen said the easements must be defined for the detention ponds before moving forward. Mr. Garczewski stated he would add that to the plan. Mr. Gallagher stated the BOS wants the Planning Commission to review all changes. Mr. Olsen stated the construction cost estimate is very low and must be resolved as well.

Rob Crouthamel who lives at 139 Pearce Road questioned the type of trail and demanded an answer and said Darryl Brandon objected to a 3<sup>rd</sup> order trail. Mr. Garczewski stated it is a 3<sup>rd</sup> order trail.

On a motion by Jeff McCormick and seconded by Marilyn Watson, The Pines of Myoma was tabled. All were in favor.

### **SKETCH**

#### **The Goddard School**

Proposing Institutional Childcare Relocation.

The location is Adams Corners.

Seth Geyer with Geyer Construction was present to represent The Goddard School. He said they are moving from the original site to another location in Adams Corner off Three Degree Road. Mr. Geyer explained it would be on parcel B south of Sheetz Convenience Store. He stated there would be two accesses and 52 parking spaces. Mr. Schultz questioned how the stacking would work. Giovanni Cuzzocrea who is with Speranza Mars Investment Group stated there would be no drop offs with buses or vans. He explained everyone will park and walk in at different times between 7:00 a.m. to 9:30 p.m. Mr. Schultz questioned the lighting in the parking lots. He asked if they could submit a lighting plan.

Lisa Chodkowski, who lives at 125 Glade Run Road wanted to know about The Goddard School.

Mr. Schultz suggested researching the buffer yard.

Mr. McKinney announced there would be no Work Session in June and the next Planning Commission Meeting will be July 3, 2024.

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned, 5:35 p.m.

All were in favor.