



ADAMS TOWNSHIP PLANNING COMMISSION

November 06, 2024

The regular meeting of the Adams Township Planning Commission was held on Wednesday, November 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, Bob Downie, Marilyn Watson, Jim Craig, and Liz McMeeken. Also, present were Township Assistant Manager/Director of Engineering Scott Foreman, 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 October 02, 2024, Planning Commission meeting were approved.
All were in favor with two abstentions.

PUBLIC COMMENT

OLD BUSINESS

Mr. McKinney stated the Attorneys for Matilda Fields asked to be tabled and granted an extension through December 31, 2024, and granted an extension for a Public Hearing until January 31, 2025.
All were in favor.

Splane Plan of Lots

Proposing to subdivide 2 acres into 2 lots.

The location is 107 Gray Lane. (Gray Lane is off Dobson Road on the left side heading Northbound)

Chris Jackson stated they would like to subdivide a single lot into two lots. He said they received the Township engineer's review. Mr. Jackson stated there are two items not finalized. He said the driveway agreement and utility easement. Mr. McKinney suggested they grant an extension to complete the outstanding items. Mr. Jackson agreed.

On a motion by Marilyn Watson and seconded by Jim Craig, Splane Plan of lots was tabled, and an extension was granted through January 31, 2025.

All were in favor.

Sienna Village 2

Proposing 8 Duplexes

The location is off Route 228. (Off Route 228 East of Quality Gardens on the south side of Rt. 228 prior to Weatherburn Drive)

Mr. McKinney stated the developer has requested to be tabled until December 2024.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Sienna Village was tabled.

All were in favor.

McDonalds Restaurant

Proposing a quick service restaurant with double lane drive-through.

The location is Adams Corners on Robert Williams Drive. (In between Sheetz and Aldi off Route 228)

Seth Geyer, who is with Geyer Construction, was present representing Adams Corners and McDonalds. He stated they will be submitting a minor subdivision for McDonalds once they receive granted approval.

Randi Giacobbi with MDM stated they have followed the advice of Mr. Olsen and made the changes he recommended. There is now a turning radius, and they have added a right in and right out on Robert William Drive. Ms. Giacobbi said they have added buffer-yards which are very pleasing. She stated the two major concerns have been addressed. Mr. Olsen spoke about requesting a modification for the trash container. Ms. Giacobbi stated she has the waiver for the container and the roofline. Mr. McCormick spoke about the panel truck that McDonalds uses for advertising in Cranberry Township. He said the township wants to be sure this would not happen in Adams Township. Ms. Giacobbi stated that it would never happen. Collin Wisniewski, who is with McDonalds, agreed there would not be any type of a mobile sign. Ms. Watson questioned the hours of operation. Mr. Wisniewski said they would follow the ordinance. He said they could have a 24-hour drive through. Mr. McKinney spoke about lighting at night. Mr. Olsen stated the applicant submitted a lighting package.

Rob Crouthamel, who lives at 139 Pearce Road, commented on the quick approval of McDonalds. He also questioned the roofline modifications and said he dislikes the industrial look of the building and that does not fit in with the rural area. Mr. Gallagher stated the roofline meets the ordinance with the following stone, glass, and metal material. He also explained the modifications will be reviewed by the engineer. Mr. Foreman stated the maximum footage on one side of the wall is 6000sq ft.

On a motion by Jeff McCormick and seconded by Bob Downie, the 1st modification was granted approval for the trash container contingent upon legal review of modifications.

All were in favor.

On a motion by Liz McMeeken and seconded by Marilyn Watson, the 2nd modification was granted approval for the roofline contingent upon legal review of modifications.

All were in favor.

On a motion by Marilyn Watson and seconded by Jim Craig, McDonald's was granted preliminary approval.

All were in favor.

Allen Creek/Boggs Ave.

Proposing to Vacate part of Boggs and Consolidate

The location is 208 Boggs Ave. (Off of Spring Street which is South of the GetGo on Warrendale Road)

Mr. McKinney stated the developer has requested to be tabled until December 2024.

On a motion by Marilyn Watson and seconded by Bob Downie, Allen Creek was tabled.

All were in favor.

NEW BUSINESS

Chinmaya Mission of Pittsburgh

Proposing Multi-Use Sports Court

The location is 358 Mars Valencia Road. (Before 84 Lumber heading Southbound on Mars Valencia Road)

Satish Muluk was present to represent Chinmaya Mission. He said they are proposing a sports court which includes pickleball and basketball court. He stated the hours of operation will be 7:00a.m. to 7:00p.m. Mr. Muluk explained the construction of the fence, stating it would be 8ft high with a green vinyl chain-link. He stated they will need a waiver/ modification for the fence. There was also a discussion on the sound absorbance for the fence. He said they want to comply with the township and does not want to have any problems with the neighbors. Mr. Olsen stated the stormwater management was taken care of. Mr. Foreman questioned the different heights of the fence. After much discussion they will make the fence 8ft.high around the entire sports court, which will also include the sound barrier around the entire perimeter.

Dominic Gigliotti, who lives at 911 Big Bear Court, had concerns about the noise and no longer has a quiet environment. He stated the buffer yard was insufficient. Mr. McKinney stated he could not speak about the number of trees and explained they live in a residential district, and Chinmaya is in the business district. Brian Kreit, who lives at 913 Big Bear Court, had the same issues as his neighbor. Mr. McCormick suggested going to the BOS to discuss the issues. Mr. Muluk spoke up and said during the three years they had been there they had only one fund raiser and it was held indoors. Mr. Muluk agreed it was very loud and said it would never happen again.

On a motion by Jeff McCormick and seconded by Jim Craig, approval was granted pending modification for 8ft. vinyl fence and sound barrier around entire fence.

All were in favor. One opposed.

On a motion by Bob Downie and seconded by Jeff McCormick, reapproval of the site plan was approved.

All were in favor. One opposed.

Henley Lofts

Proposing 45 Apartments

The location is Route 228 & Park Avenue. (West of the intersection of Route 228 & Mars Valencia Road past 7-Eleven)

Mike Ogin, who is with Gateway Engineers Inc., was present to represent Henley Lofts. He stated they are proposing two apartment buildings. He said there will be twenty-two apartments in one building and 23 apartments in the other. He explained the underground stormwater management and rain gardens. Mr. Ogin said there are 8.5 acres and only five acres will be disturbed. Mr. McKinney questioned the access to Route 228. Mr. Ogin stated a gap analysis was completed on Route 228 showing no issues.

He said they need two access points and since a portion of Penn Street is a public road that would work for another access point.

Mr. Cosgrove was present, who represents Henley Lofts. He stated they are proposing forty-five apartments and technically they could propose 60 Townhouses per the ordinance. Mr. McKinney stated safety is their main concern.

John Hentschel, who lives at 110 Penn Street, was concerned about his house sitting six feet from the road.

Tim Nolan lives at 112 Park Avenue. His concerns were water runoff. Mr. McKinney explained when developing it must be a controlled environment.

Heidi Burford lives at 119 Faith Street. She questioned why they could not make a different access rather than Penn Street for the safety of the residents.

Mr. McKinney stated they cannot tell them what to do. He said the four-story buildings are permitted on Route 228 transition overlay.

Shawn Hall, who lives at 113 Penn Street, was concerned about what was going to happen to his house if the development were to be approved.

William Montgomery lives at 115 Faith Street. He had concerns about visual blocking. Mr. McKinney explained the buffer yard. Mr. Montgomery stated Penn Street cannot be used as emergency access.

Mr. Gallagher stated they still needed to review the response letter from Gateway Engineers Inc.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Henley Lofts was tabled. All were in favor.

Mr. McKinney announced there will be a Work Session on Monday, November 18, 2024, at 4:30 p.m.

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned, 6:25 p.m. All were in favor.