



PLANNING COMMISSION
Wednesday, March 05, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, March 5, 2025, 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, Robert Downie, Jim Craig, Marilyn Watson, Liz McMeekin, and Robert Foltz. Also, present were the Township Manager Gary Peaco, Township Engineer Ron Olsen, Solicitor Sean Gallagher, Assistant Code Enforcement Officer and Jennifer Ford recording secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jeff McCormick, Robert Downie abstained, the minutes from February 5, 2025, Planning Commission meeting were approved. All were in favor.

On a motion by Marilyn Watson and seconded by Robert Downie, the minutes from February 17, 2025, Planning Commission Work Session meeting were approved. All were in favor.

PUBLIC COMMENT

There was no comment.

OLD BUSINESS

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)

Brendon Moyer with Triple Creek Enterprises was present asking for Preliminary and Final approval. Mr. McKinney asked about the re-aligning of Spring Street. Mr. Olsen stated that 5' of the road right-of-way was donated to the township. Mr. McKinney said John Hock, who is the Public Works Officer, to meet with Mr. Moyer and Mr. Blythe to evaluate the storm sewer needs relocated. They discussed the road vacation and granting the easement to Breakneck Sewer Authority which will be recorded.

On a motion by Marilyn Watson and seconded by Robert Downie, Allen Creek/Boggs Ave. was granted Preliminary and Final approval with the condition of Boggs Avenue vacation and sewer line vacation. All were in favor.

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)

No one was present for Henley Lofts. Mr. McKinney said this project is tabled. Henley Lofts will be on the agenda in April.

Mr. McKinney stated Henley Lofts was working on trying to add a second entrance from 228.

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

NEW BUSINESS

Mars Area Elementary School

Proposing an addition to the Mars Area Elementary School at 549 Route 228.

Lauren Parker with Civil & Environmental Consultants was present to ask for Preliminary and Final approval. Mr. Olsen stated that landscaping and headlights are in question. Ms. Parker explained that the landscaping is part of a security issue. She also explained that the headlights in question should shine into a wooded, deserted part of the Mars Home for Youth property. Ms. Parker explained that there is a future parking lot on the plan that shows 2:1 slopes instead of 3:1. Mr. Olsen explained that it will have to be modified.

Marilyn Watson asked how many additional students the new addition will accommodate, Mark Scheller, with Civil & Environmental Consultants stated that right now the school holds 900 students and will eventually hold 1385 students when the addition is complete.

Ms. Parker said that two fire hydrants will be added to the campus and a turnaround for a fire truck will be available.

Robert Crouthamel, 139 Pearce Road, asked Mr. Olsen if he was comfortable with the answers received, and said that the modification of slopes is not in the best interest of the people. Mr. Olsen stated that the DEP reviewed the plan and approved it. Mr. Crouthamel suggested a fence be installed to protect Mars Home for Youth residents from falling down the steep slopes.

John Thomas, Project Manager, discussed the increase in number of students for the school district and that those numbers are available on the school website.

On a motion by Marilyn Watson and seconded by Liz McMeekin, approved with the three modifications, 1. Adjust the slope for a 2:1 slope instead of a 3:1 slope for the drainage channel. 2. Remove the buffer-yard for security purposes. 3. Relief from Township Security Bond. All were in favor.

On a motion by Marilyn Watson and seconded by Robert Downie, Preliminary and Final approval was granted. All were in favor.

Mars Area High School Tennis Courts

Proposing new tennis courts at the High School, 520 Route 228, Mars, PA.

Keith Gindlesperger was present to ask for Preliminary and Final approval. Mr. Gindlesperger explained they will be turning the current 3 courts into 5 courts. He also explained that the lighting for the Tennis Courts is not in the budget at this time, but they would like to install the bases for poles and run electricity for the future.

Mr. McKinney said that the type of lighting and using a 30' pole will not cause a problem with the Township Ordinance in the future.

Mr. Gindlesperger explained the impervious areas, the courts will increase the impervious area and showed on the map which way the water will flow. Mr. Olsen explained they can get an exemption if there is not a problem downstream. Mr. Gindlesperger wanted to know if they need to provide a Minor Land Development application. Mr. McKinney said no, and Mr. Gindlesperger said he would like that in writing for their records.

On a motion by Jeff McCormick and seconded by Marilyn Watson the Mars High School Tennis Courts were approved along with the modification of the lighting poles to 30'. All were in favor.

On a motion by Marilyn Watson and seconded by Robert Downie an exemption from storm water management was approved. All were in favor.

SKETCH

T. Smith Plan of Lots

Shane Kaclik was present to explain the T. Smith Plan of Lots across from Carriage Hill on Myoma Road. Mr. Kaclik explained that Lots 2,3,4, & 5 will access the private road and Lots 1 & 6 will need a driveway to Myoma

Road. Mrs. McMeekin asked if it would have public utilities, Mr. Kaclik said yes. Mr. McKinney said they will have to work with PennDOT for the driveways.

Carrie Yauch, 105 Brighton Lane, asked if someone could explain exactly where this location is. Rob Crouthamel asked about the material of the road. Tim Stack asked about the driveways coming out onto Myoma, Mr. McKinney stated that the issue will be for PennDOT. Mr. McKinney reminded everyone that this is only a sketch plan.

Adams Corners

Justin Thorton from Colliers Engineering & Design was present for Chic Fil-A. Mr. Thorton described the site as having 90 seats, outdoor patio space and 72 parking spaces. There will be exits onto Holden Drive and Dori Drive, Dori Drive will be an exit only. The landlord will be providing the lighting for the parking lots and will have a traffic study done. Mr. McKinney said that traffic will be the biggest problem.

Ms. Watson asked what the hours of operation would be. Mr. Thorton said 6 a.m. to 10:30 p.m. and it will not be open on Sundays. Mr. Thorton said they will not be able to comply with the buffer on Route 228 but can possibly have a retaining wall. Mr. Crouthamel said he doesn't like the sound of the buffering that is planned.

Adams Town Center

Ray Nelson was present to discuss his plan for a Drive-Through Coffee/Retail space in the Adams Town Center development. Mr. Nelson said he will be using an existing building that is 7000' sq. ft. Mr. Olsen remarked that the traffic lights are out for bid. Mr. Olsen asked Mr. Nelson to explain the traffic flow of the development. Mr. Nelson also explained that there are plenty of parking spaces for employees and customers.

Draft Ordinances

Slope Ordinance

Mr. Gallagher explained the ordinance and the change that was made. Mr. McKinney reminded everyone that an ordinance can be modified, it is not set in stone. Mr. Olsen explained that this ordinance is for Major and Minor Land Developments and the individual homeowner is not affected.

Chris Kaclik from Kaclik Builders said this ordinance has basically rendered Adams Township undevelopable from here out. Mr. McKinney suggested that we have a meeting with developers to help the township work out the problems with this ordinance.

Rob Crouthamel asked that the part about landscaping be explained. Mr. Olsen said the landscaping on slopes should be designed by engineers. He also read a quote from our ordinance about protecting slopes.

Mr. Stack questioned why the Township can't stop development of land. Mr. McKinney explained everyone has the right to sell their property.

Mr. McKinney announced there will be a work session on Monday, March 17, 2025, at 4:30 pm.

1.Slope Ordinance

2.Change of Use and Application Process

3.Commercial Development Lighting

4.Overlay expansion at intersections

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