

ADAMS TOWNSHIP PLANNING COMMISSION

May 4, 2016

The regular meeting of the Adams Township Planning Commission was held on Wednesday May 4, 2016 at the Adams Township Municipal Building, 690 Valencia Road, Mars, PA. 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, Marilyn Watson, Thomas Franceschina, Brett Shultz, Steve Madeja, Dan Bogdanich, and Bob Downie. Also present were Code Enforcement Officer Gary Peaco, Township Engineer Ronald Olsen, Mike Gallagher, Solicitor and Suzanne Hanovick, Recording Secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Steve Madeja, the minutes from April 6, 2016 Planning Commission were approved. Brett Shultz, Thomas Franceschina, & Robert Downie abstained. Four were in favor.

On a motion by Brett Shultz and seconded by Thomas Franceschina, the minutes from April 18, 2016 Planning Commission Work Session were approved. Marilyn Watson & Robert Downie abstained. Five were in favor.

PUBLIC COMMENT

There were no public comments.

OLD BUSINESS

Tucci Plan of Lots Driveway

Benaiah Tucci was present to represent the Tucci family. Mr. Benaiah Tucci explained what their plans were for a private driveway. Mr. McKinney explained the Planning Commission has no authority and are not entitled to make any recommendations. He suggested meeting with Mr. Peaco and then for the family to reach out to The Board of Supervisors.

NEW BUSINESS

The Village at Camp Trees Phase II

Mr. Brett Shultz was in attendance to discuss The Village at Camp Trees Final Phase II. He recused himself from The Planning Commission. This is a Final Major Subdivision Proposing 23 lots in Phase II with 18 lots in Adams on 34.84 acres / 5 lots in Pine Township on 39.14 acres
Location of this property is off Mars Valencia Rd. The plans have not changed since they were submitted 8 years ago to The Board of Supervisors.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was approved.
All were in favor.

SKETCH PLANS

Hindu Teachings

Location of property 358 Mars Valencia Rd

Visala Muluk is a part of a nonprofit organization called Chinmaya Mission.

They are proposing to build a 15,000 sq. ft. Cultural Center Sunday School on the property and a possible daycare in the future.

The Planning Commission found favor with the Intended Use as it is a Permitted Use under the property's zoning designation and suggested the applicant move forward.

The applicant was made aware that if they intend to use the existing structures on site as an interim facility until such time as the full development in place, they will be subject to the land development requirements, such as parking, SWM and accessibility regulations along with HOP entrance requirements to bring the existing site and structure up to code requirements.

OTHER

Shoppes at Heritage Creek

Apartment Ordinance/PRD Zoning

Mr. Sean Gallagher is drafting a final outline for an ordinance to allow for apartments in Adams Township. This will be reviewed at the next Planning Commission Meeting on June 1, 2016.

Overlay Zoning Amendments

Mr. Sean Gallagher will define the uses for the overlay zone for the next Planning Commission meeting on June 1, 2016. The new overlay zone will have a west, central and eastern zone.

ADA Intersections in Developments

Mr. Peaco wanted to know if all intersections should have stop signs because of the crosswalks.

Mr. McKinney stated he believes there are no requirements to add stop signs to the crosswalk areas.

Mr. McKinney is going to research all requirements in order to address any concerns.

Adjournment

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 6:00 p.m.

All were in favor.

Suzanne Hanovick
Recording Secretary