

ADAMS TOWNSHIP PLANNING COMMISSION

June 1, 2016

The regular meeting of the Adams Township Planning Commission was held on Wednesday, June 1, 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 Schultz, 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 May 4, 2016 Planning Commission were approved.

PUBLIC COMMENT

There were no public comments.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Vista Ridge Revision No.1

Location of Property, Lots **157 – 158** of the Vista Ridge Development

Mr. Sperdute was present to propose a revision of the lot line between two existing lots on .752 acres. He explained the revision of the lots would make both properties more desirable. Mr. Olsen stated that both parcels must be in the builders' name before the proposed revisions could be approved by The Board of Supervisors.

Brett Schultz abstained from voting as he represents the developer of the project.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was approved pending the correction of owners' names before going to The Board of Supervisors.

Six were in favor with one abstention.

Foster Plan of Lots

Far View Farms Development

Location of Property 128 Jones Lane & Erbes Lane

Mr. Sperdute was present to represent Raymond & Paula Foster who are proposing to subdivide 25.20 acres into two lots. He explained there are two existing houses with two wells and two septic tanks and they would like to subdivide into two lots. Mr. Sperdute stated there is a single point of access.

Mr. McKinney stated they have concerns regarding their intentions for future development. Mr. McKinney said that he clearly wants to caution Mr. Sperdute because they would less likely be granted latitude due to the point of access. Mr. McKinney went on by saying this is an issue that Adams Township must discuss.

On a motion by Marilyn Watson and seconded by Brett Schultz, this plan was approved.

All were in favor.

Major Land Development

Mars Evans City Self Storage

Location of property 1170 Mars Evans City Road Mars

Mr. Allan Beechy was present for Mr. Rutledge who is proposing to build the balance of the Mars Evans City self-storage on 9 acres. Mr. Beechy explained the approval was ten years ago and the DEP permits have lapsed. He said they would grade for the flood plain by raising the elevations. Mr. Beechy said they are following the Pedersen & Pedersen plans which show areas to be paved and encroachment will be removed. Mr. McKinney stated since there were a substantial amount of items that need addressed on Mr. Olsen's review letter this plan will need to be tabled. Mr. McKinney suggested for them go back and review the plans from ten years ago in in order to comply with the Township regulations because the buffer yards were never installed. Mr. Olsen explained he would also need to provide the NPDES permit as well as the DEP permit.

On a motion by Marilyn Watson and seconded by Brett Schultz, this plan was tabled.

All were in favor.

Whitetail Meadows

FWH Development is proposing lot line Townhouse Revisions

Location of property is 988 Route 228 Mars.

The 60 acre development consists of 30 single family lots, 130 townhomes, 7 open space parcels, and 4 commercial lots. Mr. Bishop was present to discuss Whitetail Meadows minor revisions. He stated this plan was approved last summer in 2015 and they are proposing to shift the lot lines, add rain gardens and move the stormwater in order to have more control and to accommodate the parcel. Mr. Bishop explained they are working on the comments from Mr. Olsen's review letter.

Mr. Gallagher stated they will need a 35 day written waiver with a time frame and if this cannot be met, it will need to be treated like a new submission.

Mr. Bishop requested the Planning Commission consideration of granting additional relief from the required 10'sideyard setbacks. The Planning Commission informed Mr. Bishop that their position would be to not consider allowing any further deviations than previously granted from the zoning ordinance.

On a motion by Marilyn Watson and seconded by Steve Madeja, a motion to grant an extension for Whitetail Meadows with a time frame of 35 days was approved.

All were in favor.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was tabled.

All were in favor.

SKETCH PLANS

Simmons Subdivision

Location of property Pearce Rd Mars

Mr. McKinney stated this plan will be discussed at a later date.

Mars Home for Youth Parcel

Mr. Trant was present to discuss the two acre land development on route 228. Mr. Trant stated they are proposing to have a full access road across from Mars Home for Youth and parking in front of building for retail and restaurant. The planning commission did not find the full point of access favorable.

Mr. McKinney and Mr. Franceschina explained that it is right in and right out only and in order to have full access a traffic light would need to be installed. This position is supported by the township's current access management program addressing curb cuts along Route 228.

The committee advised that a potential connection access to the future signal at Brickyard Road could be an option.

OTHER

Shoppes at Heritage Creek

Apartment Ordinance/PRD Zoning

Mr. Sean Gallagher has drafted the final outline for an ordinance to allow for apartments in Adams Township.

Mr. McKinney stated this will allow for new apartment communities to be developed.

Mr. McKinney thanked everyone that was involved with this plan.

On a motion by Steve Madeja and seconded by Brett Schultz, this plan was approved to move forward to The Board of Supervisors.

All were in favor.

Overlay Zoning Amendments

Definitions

Mr. Sean Gallagher defined the uses for the overlay zone. Mr. Mike Gallagher stated that Sean worked on the definitions and defined anything that was gray. The new overlay zone will have a west, central and eastern zone.

ADA Intersections in Developments

Recently there was some discussion on crosswalk requirements in township developments. Crosswalks could be required at stop signs, accompanied by ADA ramps. These details should be considered during the approval process to maintain accessibility and not create a maintenance issue.

Work Session

June 20, 2016 at 4:30 P.M. there will be a work session of the Planning Commission as well as a presentation. The presentation is "A Case Study for Stream Restoration". It will be presented by: Patrick D. Shirey, PH.D., Ecologist and Project Manager at R.A. Smith National. He is an expert in stream ecology, restoration ecology, environmental history and natural resources law.

Adjournment

On a motion by Robert Downie and seconded by Brett Schultz, the meeting was adjourned at 6:15 p.m.

All were in favor.

Suzanne Hanovick
Recording Secretary