

ADAMS TOWNSHIP PLANNING COMMISSION

July 6, 2016

The regular meeting of the Adams Township Planning Commission was held on Wednesday, July 6, 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, Sean Gallagher, Solicitor and Suzanne Hanovick, Recording Secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Steve Madeja, the minutes from June 1, 2016 Planning Commission were approved.
All were in favor.

On a motion by Marilyn Watson and seconded by Thomas Franceschina, the Work Session minutes from June 20, 2016 were approved. Brett Schultz, Robert Downie & Dan Bogdanich abstained.
Four were in favor with three abstentions.

PUBLIC COMMENT

There were no public comments.

OLD BUSINESS

Whitetail Meadows

FWH Development is proposing lot line Townhouse Revisions
Location of property is 988 Route 228 Mars, PA.

The 60 acre development will consist of 30 single family lots, 130 townhomes, 7 open space parcels, and 4 commercial lots. Mr. Chris Wulff was present to discuss Whitetail Meadows and addressed the review letter from Mr. Olsen. He stated there have been no substantial changes made to the plans. Mr. McKinney asked him to state what changes have been made. Mr. Wulff said the stormwater was changed. They added rain gardens and also provided stormwater for all the commercial lots. Mr. Schultz told Mr. Wulff that Mr. Olsen noticed the lot lines have shifted and he wanted his word nothing had changed on rear setbacks that was approved prior. Mr. Wulff gave him his word. Mr. Peaco asked about the status on the traffic light. Mr. Wulff stated the traffic signal will be installed and operational prior to the first building occupancy. Mr. Franceschina asked if Mr. Hesperheide is still the current owner and who would be the developer. Mr. Wulff confirmed that Mr. Hesperheide is the current owner and Cozza Enterprises would be the developer. Mr. Wulff stated that he was representing the current owners.

On a motion by Marilyn Watson and seconded by Bob Downie, Whitetail Meadows was approved contingent on an operational traffic light being installed and proof of the HOP approval.
All were in favor.

Major Land Development

Mars Evans City Self Storage

Location of property 1170 Mars Evans City Road, Mars

Mr. Mark Rutledge is proposing to build the balance of the self-storage on 9 acres. Mr. Beechey with Hanover Engineers stated they have satisfied everything on Mr. Olsen's review letter. Mr. McKinney mentioned another requirement would be that the old and new buffer yard would need to be bonded. Mr. Olsen agreed and stated lot #1 would need an access easement and a guarantee there would be an access if Mr. Rutledge would decide to sell due to having two lots. Mr. Beechey agreed and stated the floodway is also being corrected. Mr. Olsen said everything has been satisfied. Mr. Beechey also confirmed that the gravel drive/access way which is being used to access this portion of the site would be abandoned with this development.

On a motion by Steve Madeja and seconded by Marilyn Watson, this plan was approved with the condition that the old and new buffer will need to be bonded and have a guaranteed access for lot #1 with an access easement.

All were in favor.

NEW BUSINESS

Kennedy Plan of Lots No. 2

Location of property Hutchman Road

Brian and Robin Kennedy are proposing to subdivide 14.99 acres into 6 residential lots.

Mr. Spurdute spoke on Mr. Kennedy's behalf and explained this was the original trailer park that was converted to a horse business for Mr. Kennedy's son. Mr. Kennedy would like to return it to the original six lots. Mr. Spurdute stated each lot will have a driveway and public sewer. Only a few wells will be needed.

Mr. McKinney stated lot #101 would be a tricky lot to enter and exit. Mr. McKinney said they would need to meet all the criteria for the site distance requirements.

Mr. Olsen said they will need a letter from Breakneck for the sewer lines.

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

All were in favor.

Fulton Crossing Phase III

Location of property Three Degree Road

Fulton Crossing Development Company is proposing to subdivide 18.464 acres into 19 single lots.

Mr. Spurdute was present to discuss the last and final phase of Fulton Crossing. He stated it needs recorded in order to sell the lots. The Planning Commission stated there were issues regarding the grass strips, cul-de-sacs and sidewalks. Mr. McKinney said this needs to be consistent and the Planning Commission cautions you. Mr. Spurdute said the way to correct the problem will be to add a 5 ft. pedestrian right of way around the cul-de-sac.

Mr. Olsen questioned if the ownership name changed. Spurdute said there were no changes. Mr. Sean Gallagher asked Mr. Spurdute to provide the proof for the records. Mr. Olsen stated they will need the engineer cost estimate sheet and letters from Breakneck and Water Authority.

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

All were in favor.

SKETCH PLANS

1. Staschak Property

Location of property is on 146 Davidson Road. Mr. Steven Victor was present to discuss Cypress Fields, the new name for the Staschak property.

Mr. Victor stated this is going to be a PRD in a RC zoning district. It will have 35 single family lots on 40.7 acres. The existing structures will be removed and two cul-de-sacs will be added. Mr. Victor explained 40% of the site will have open green space with all lots being 110 ft. wide at the right of way. Pump stations will need to be up sized and landscape screening will be provided.

The Planning Commission would like paved trails and sidewalks. Mr. McKinney stated how important the walking trails would be to the township especially due to the schools being so close.

Mr. Victor stated that Infinity Homes may be the builders. Mr. McKinney and Mr. Schultz stated the mail delivery will need validated with the Post Office.

Mrs. Jennifer McAfee lives at 125 Oak Lane. Mrs. McAfee expressed her concerns regarding the new development. She stated Oak Lane is currently the only road without gas and water. Jennifer asked if the developer would be willing to bring gas and waterlines down their lane since their view would be taken away and the kids will no longer be able to play on the streets.

Mr. Volzer lives at 111 Oak Lane also expressed his concerns regarding the views being taken away and there being no gas on Oak Lane.

Mr. Robert Cox at 114 Oak Lane had concerns about it being a water district.

Ms. Tina Wilson at 105 Good Luck Lane had concerns about the quality of construction.

Mr. Sean Girdwood of 305 Cambridge Drive had concerns about drainage.

Mr. McKinney stated the Planning Commission cannot control the developer and maybe the developer could work with the residents. Mr. Franceschina asked Mr. Victor to install an additional buffer yard and further examine an asphalt trail along the frontage of the plan between its entrance and the adjacent existing streets.

Mr. Franceschina explained to the residents a couple of times it is beneficial having a PRD for the future and if they wanted to subdivide they would be able to.

2. Simons Properties

Location of property is on Mars-Evans City & Dobson Road. Mr. Sperdute was present to discuss the Simons property. He stated the property is currently zoned for I Industrial and the developer would like it changed to conditional use for multi-family. The developer has interest in this 26 acre property and would like to potentially develop 130 townhomes. Mr. McKinney questioned if this would be a good fit. The general reaction of the committee was not in favor of this proposal.

3. Auto Mall

Location 938 Route 228 next to Mars National Bank. Mr. Costello with JD&E was present to discuss the second sketch plan for the Auto Mall. He said the lot would be 5,300 sq. ft. and would have 140 high end used cars. They also would like to request for there to be a right in and right out due to the location of their business on Route 228. He explained their plans were to extend Scharberry Lane to the Stein property. Mr. Costello said The Auto Mall will be an upscale car lot.

Mr. McKinney would like to see a traffic study and trip counts done. Also, the developer was cautioned that there could be the need for a turning lane associated with Penn DOT/228 access point. There were some concerns about vehicles cutting through the site to get to Scharberry Lane. Mr. Costello's plans are to make deviations in the road so the traffic cannot make it a through street.

Mr. McKinney said they can proceed.

4. Simmons Subdivision

Location of property is on Pearce Rd. Mr. Schultz recused himself from the Planning Commission.

Mr. Chad Weaver was present to discuss the Simmons Property. He stated they were looking for a recommendation to take to the Board of Supervisors due to the limited access to township roads. They will incorporate paper streets for the future connectivity to the township roads. Mr. McKinney explained why paper streets are necessary.

Mr. Crouthamel lives at 139 Pearce Road & stated he understands the zoning ordinance and is very concerned about preserving and protecting the agricultural rural character. Mr. Crouthamel does not agree this property is good for a PRD. He said the kids run freely and daily you see horses on Pearce Road.

Mr. Crouthamel stated we are not asking for any special consideration as long as the township is consistent with the zoning ordinance.

Mr. Kundrod 125 Pearce Road stated he has a document that states there is a covenant that reads no developing of homes. Mr. McKinney said if he were to bring the document in, the experts would view it.

Mr. Sean Gallagher stated only the landowners would be able to enforce the covenant.

Mr. McKinney explained if the township owns the right of way they have the authority to pave the road.

Dona Gartrell of 105 Pearce Road has concerns about making residents pay for public sewer and water because she is retired. Mr. Peaco stated public water would not be mandatory to tap into but the DEP regulations are very strict and you would be required to tap in the sewer lines if it is within 150 feet of your property.

Mr. Weaver stated they were local, they grew up in Mars and all live in Adams Township. He explained their goal was to always do the right thing and build a quality home. He said there are other developers that are not from around here that want to purchase the 60 acers for a subdivision as well. They plan on having 54 on 1/2 acre lots with open green space. The starting prices will be from \$400,000. to \$500,000.

Mr. Schultz explained the positives for having a PRD and having the paper streets.

Mrs. Marie Valentine stated there were houses in the right of way. The Planning Commission is not aware of any houses in the right of way. The Board of Supervisors will need to make the final decision.

Mr. Chad Weaver would like to move forward with the plans, Mr. McKinney ask if they could please work with the residents. Mr. Weaver stated they would like to work with the residents.

Adjournment

On a motion by Marilyn Watson and seconded by Robert Downie, the meeting was adjourned at 7:15 p.m.

All were in favor.