

The regular meeting of the Adams Township Board of Supervisors was held on July 25, 2016, at 7:30 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Donald C. Aiken, Linda E. Lees, Edward L. Vogel, Thomas L. Franceschina and Russell R. Ford; Secretary Janet Lubbert, Solicitor Michael Gallagher, Chief Shawn Anglum, Township Engineer Ronald Olsen and Code Enforcement Officer Gary Peaco.

Chairman Aiken called the meeting to order at 7:35 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Bill Been

Mr. Been lives at 105 Good Luck Lane. Mr. Been said he is across from the proposed new development and complimented the Board on the township being such a nice place to live and that they have managed the growth very well. He said they don't have public water on Good Luck Lane. They would like to be able to tap into that when the new development goes in, and the people on Oak Lane would like gas. Mr. Aiken said the request for water should be initiated by the residents and they need to go to the water authority. Mr. Been suggested that Davidson Road be straightened when the plan goes in. Mr. Aiken asked Mr. Franceschina if the Planning Commission had talked to the developer about that. Mr. Franceschina said nothing formal has been submitted but they can ask for that. Mr. Been said that a resident has to make a report of a zoning violation for action to be taken, and he suggested that the township act on a violation if they are aware of it. Mr. Been said burning should be limited or eliminated, and Mr. Aiken said there is a burning ordinance. Mr. Been asked about property line setbacks specifically regarding trees. Mr. Been said they tell people to consider the growth of the tree when it is planted. Mr. Been said he has been trimming the neighbor's tree and suggested three feet of tree space be required.

Tom Volzer

Mr. Volzer lives at 111 Oak Lane and said he was at the meeting to support Mr. Been's comments on the gas and water lines when the development goes in.

Rob Crouthamel

Mr. Crouthamel lives at 139 Pearce Road and suggested that the Park and Recreation Comprehensive Plan be put on the township's website. Mr. Peaco was asked to look into having that done.

APPROVAL OF MINUTES

On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, the Planning Commission minutes for June 20, 2016, and July 6, 2016, were approved. All were in favor.

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the minutes of the meeting of the Board of Supervisors of July 11, 2016 were approved. All were in favor.

PLAN REVIEWS

Adams Pointe Lot 28 Amendment 16

Jim Sperdute presented the plan to divide this lot into a five-unit townhouse. On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, Adams Pointe South Village Lot 28 Amendment 16 was approved. All were in favor.

Whitetail Meadows

Chris Wulff from Larsen Design Group presented the plan for Whitetail Meadows on the Hesperheide property. Mr. Wulff said they have added rain gardens, moved utilities and changed lot lines, and he showed the changes on the plan. Mr. Ford asked about parking, and Mr. Wulff showed on the plan where the overflow parking will be located and said parking on the street will not be allowed. Mr. Aiken asked how many units, and Mr. Wulff said there will be 130 townhouses and 26 single family lots. Mr. Franceschina said no construction will be allowed until there is an operational light at Myoma Road. Mr. Ford asked if there will be commercial in front of the plan, and Mr. Wulff said it will be. After Mr. Franceschina made a motion to approve the plan, Mr. Ford

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continued to question the parking. Mr. Wulff and Mr. Franceschina said the plan meets the ordinance for parking. Mr. Peaco said there will be two-car garages for each unit with space for two cars in the driveways. Mr. Vogel asked where the snow will be, and Mr. Wulff said they have talked with the road department and have snow easements which are all according to township specifications. Mr. Franceschina said that the approval will be contingent on the operational light and said a highway occupancy permit and administrative paperwork are also needed. Mr. Vogel asked about sidewalks and was shown where they are on the plan as required by the code. Mr. Olsen asked about the detention ponds, and Mr. Wulff showed those on the plan. He clarified that the traffic signal is needed before the home construction is started but that they can move earthwork. On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, the plan for Whitetail Meadows was given final approval. All were in favor.

Mars-Evans City Self Storage

Allan Beechey from Hanover Engineering presented the plan for the balance of Mars-Evans City Self Storage and showed on the plan where the new buildings will be. There will be five buildings, and they will be getting rid of the topsoil in the flood plain. Mr. Beechey said the area around the buildings will be paved and they meet the stormwater requirements. They will add screening along Mars-Evans City Road. On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, the plan for Mars-Evans City Self Storage was approved contingent on bonding of the old and new buffer. All were in favor.

Kennedy Plan of Lots No. 2

Jim Spurdute said he was going to present the plan and then ask for it to be tabled. He said this is the property across from the road department building that was the trailer park. It was split into six lots, and that plan was recorded. They then redid the lot lines, and that plan was recorded. The owner wants to go back to the original plan. There is an issue with the sewer authority and the size of the line, so they may be back to the township with a different plan. On a motion by Linda E. Lees and seconded by Edward L. Vogel, the Kennedy Plan of Lots No. 2 was tabled. All were in favor.

Fulton Crossing Phase 3

Jim Spurdute presented the plan for Phase 3 of Fulton Crossing. He said this phase has 19 lots and is part of the original Fulton Crossing PRD. He said the sewer and water lines are in, and they need to work out the developer's agreement with Mr. Peaco. On a motion by Linda E. Lees and seconded by Russell R. Ford, the plan for Fulton Crossing Phase 3 was given final approval. All were in favor.

OLD BUSINESS

Fire Station Change Order #1

On a motion by Russell R. Ford and seconded by Edward L. Vogel, Change Order #1 for Fleeher Contracting increasing the cost of the fire station in the amount of \$29,809.43 was approved. All were in favor.

Fire Station Change Order #2

On a motion by Russell R. Ford and seconded by Edward L. Vogel, Change Order #2 for Fleeher Contracting decreasing the cost of the fire station in the amount of \$5,100.00 was approved. All were in favor.

Fireworks for Community Day

The secretary read the following motion: Being that James Merkel and Greg Norton have announced that this is their last year to provide a fireworks show for Community Day, I make a motion that Adams Township approve Mr. Norton and Mr. Merkel launching the display from the southeast corner of the park, where they have done so in the past, and in exchange, the Township will: (1) provide a fire truck for Mr. Dick's property; (2) provide a clean up crew to the reasonable satisfaction of Mr. Dick up to a maximum of one day, if necessary; and (3) require that all future fireworks displays be launched from another location in the park. Linda E. Lees made the motion as read, and the motion was seconded by Edward L. Vogel. Russell R. Ford abstained. The motion passed with four in favor and one abstention.

NEW BUSINESS**Transfer of Funds for Fireworks**

On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, approval was given to transfer \$3,000.00 from the Recreation Fee Money Market to Park Fund Checking for fireworks. All were in favor.

ADJOURNMENT

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the meeting was adjourned at 8:10 p.m. All were in favor.



Janet L. Lubbert, Secretary

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