

# **ADAMS TOWNSHIP PLANNING COMMISSION**

## **September 7, 2016**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, September 7, 2016 at the Adams Township Municipal Building located at 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, Steve Madeja, Bob Downie and Dan Bogdanich. 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 Bob Downie, the minutes from August 3, 2016 Planning Commission were approved.  
All were in favor.

### **PUBLIC COMMENT**

There were no public comments.

### **OLD BUSINESS**

#### **Woodland Trace**

#### **Major PRD Subdivision**

Location of property is 132 Lynwood Drive (end of Lynwood Drive and Woodford Drive).

Scott Foreman from Hampton Technical Associates Inc. was present to discuss the new PRD that is being proposed.

He stated there will be 46 single family homes on 59.601 acres with 40% open space and walking trails. Mr. Foreman is asking for a reduction for the setbacks on 43 lots out of 46 lots. Instead of 50 feet setbacks he is proposing 35 feet. He explained their goal was to reduce additional tree removal and grading.

Mr. McKinney asked what the status was for Spring Drive access point and how were corrections going to be made. Mr. Jerrod Crosby with Wooster and Associates said the plans were to alter Spring Drive. Mr. McKinney also wanted to know how the repair would hold up long term. Mr. Crosby stated it would be less slippery and it would drain properly.

Mr. McKinney asked if anyone had a problem with the 35 ft. setback they are asking for. A discussion followed.

Mr. Ernie Kuhs lives at 114 Woodford Road. He expressed his concerns regarding the steepness of Spring Drive, the site distance for turning in and out on to Mars Evans City Road and could a school bus stay in one lane when turning in or out of Spring Drive. Mr. Kuhs asked if a traffic study is being done. Mr. McKinney explained the approval was up to the Board of Supervisors and nothing has been approved at this time. Mr. Franceschina stated that the PRD Hearing will be held on 9-19-2016. He said the hearing was also for the public to voice their concerns.

Mr. Gregory Sullivan lives at 104 Woodford Drive. His concerns were regarding the study they did with the school bus turning onto Spring Drive and the reason it did not hit bottom was probably due to the school bus being empty. He stated the top of Spring Drive was as tight as the bottom of Spring Drive.

The Planning Commission suggested to Mr. Foreman to stagger the setbacks. Mr. Foreman said they will review the plans again.

On a motion by Bob Downie and seconded by Steve Madeja, this PRD was given tentative approval pending on developer providing traffic study, staggering the setbacks, adding walking trails & sidewalks. Mr. Franceschina abstained due to voting with The Board of Supervisors. Five were in favor with one abstention.

## **Cypress Fields**

### **Major PRD Subdivision**

Location of property is on 146 Davidson Road.

David Lucci was present to discuss Cypress Fields known as the Staschak property.

It will have 35 single family lots on 40.7 acres and three cul-de-sacs will be added off of Davidson Road with one lot directly accessing Davidson Road.

Mr. Lucci is requesting for two modifications. The first is to allow a 40 ft. setback to a total of 9 lots at the locations of the cul-de-sacs. Second is to get permission for lot 1 & 10 to have a 35 ft. setback on the side. Mr. McKinney asked Mr. Lucci if they could extend the sewer lines to the edges of the property lines in order to help the current residents. Mr. Lucci said he would look into it. Mr. Lucci mentioned the buffer yards are in place and meet all the requirements. He said the asphalt trails will be maintained by the HOA (Home Owners Association).

Mr. Olsen requested they provide a letter from the water and sewer authorities.

The Planning Commission agreed that the setbacks for the 9 lots in the cul-de-sac make sense.

Mr. McKinney asked if there were any public comment.

Mr. William Been lives at 105 Good Luck Lane and had concerns about lot 30 and 31. He asked if the buffer yard could be wider and the setbacks be 50 feet instead of 30 feet. Mr. Franceschina suggests a 35 ft. setback and a wider buffer yard.

Mr. John Jeremko lives at 112 Good Luck Lane and had concerns about the bend on Davidson Road.

Mr. Franceschina asked Mr. Olsen to revisit Davidson Road for the sight distance before the PRD hearing.

Mr. Rob Crouthamel lives at 139 Pearce Road and had concerns about allowing a PRD in a RC district. He would like to encourage the Planning Commission revisit and review the ordinance for having a PRD in the RC District.

Mr. Franceschina explained why a PRD is permitted in the township. He said that you can control setbacks, open space, buffer yards, etc. Mr. Franceschina said if a resident were to buy property, none of the above would apply. Mr. Olsen stated that all the requirements of the ordinance are being met.

Mr. James Roach lives at 149 Davidson Road and had concerns about the pump being upgraded and potentially increasing the odor.

On a motion by Marilyn Watson and seconded by Steve Madeja, this PRD has a tentative approval pending on developer providing traffic study, letter from water and sewer authorities, grading for slopes on Davidson Road, additional buffers are needed for lots 30 & 31, need to work on staggering the setbacks, asphalt walking trail and sidewalks.

Mr. Franceschina abstained due to voting with The Board of Supervisors.

Five were in favor with one abstention.

## **Whitetail Meadows**

### **Resubmission**

Chris Wulff was present to represent Whitetail Meadows for the final changes.

He stated that everything has been corrected and that they have 3 less setbacks than they had.

Mr. Wulff said the side yards have been corrected to 10 ft. setbacks. He also stated that the stormwater

management has been improved. Mr. Wulff explained the commercial and residential are now separate. Mr. Olsen requested they provide a letter from the water and sewer authorities.

Mr. Olsen recommended voiding the prior final plan approval.

On a motion by Marilyn Watson and seconded by Bob Downie, all previous and final approvals for Whitetail Meadows are null and void.

On a motion by Marilyn Watson and seconded by Bob Downie, Whitetail Meadows final submission was approved.

Six were in favor.

Mr. Sean Gallagher had other obligations and had to leave at 6:30.

### **NEW BUSINESS**

#### **ISM Inc.**

Location of property is 946 Route 228 Mars.

Brian & Cindy Stein are proposing to subdivide 2.5 acres into two lots which is zoned as P-1 overlay for designation of Scharberry Lane Extension. They want to maintain the current office building and rear lot #2 for potential development or sale in the future.

The road design must connect to Scharberry Lane. The Planning Commission recommended meeting with Mr. Kaclik and the engineers in order to work the road design out together. There are several details that need addressed to comply with Mr. Olsen's review letter.

On a motion by Marilyn Watson and seconded by Bob Downie, this plan was tabled until corrections are made.

Six were in favor.

### **OTHER**

#### **Overlay Revisions**

Mr. Sean Gallagher asked the Planning Commission to review the draft that he provided for revising and establishing the Route 228 overlay district and related provisions. There will be discussion regarding the overlay on October 5, 2016.

### **Sketch Plan**

#### **Heritage Creek Apartments**

Mr. Scott Maritzer was present to represent Morgan Apartment Communities. He is proposing a 5 story community with 211 apartment homes. It will consist of 78 one bedroom, 125 two bedroom and 8 three bedroom apartments.

Mr. Dan Bogdanich was absent for 10 minutes during the sketch plan.

### **Adjournment**

On a motion by Bob Downie and seconded by Dan Bogdanich, the meeting was adjourned at 7:35 p.m.

Six were in favor.