

The regular meeting of the Adams Township Board of Supervisors was held on, September 26, 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 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.

Vice Chairman Franceschina called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Mr. Franceschina asked for public comment on items not on the agenda and reminded everyone that there is a three-minute limit on each person speaking and asked that people not be repetitive.

Bev Weston

Ms. Weston lives at 121 Davidson Road and began to speak about the safety on that road with the new plan going in. Mr. Franceschina asked her to hold her comment until the plan is discussed later.

Recognition of Greg Norton, Jim Merkel and Gary McCormick

Mr. Ford presented a clock to Mr. Norton, Mr. Merkel and Mr. McCormick and thanked them for putting together the fireworks for Community Day since this is the last year they will be doing it. Mr. Norton thanked everyone who has been involved over the years to make the fireworks a success.

APPROVAL OF MINUTES

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the Planning Commission minutes for September 7, 2016, were approved. All were in favor.

On a motion by Russell R. Ford and seconded by Linda E. Lees, the minutes of the meeting of the Board of Supervisors of September 12, 2016, were approved. All were in favor.

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the minutes of the meetings of the Board of Supervisors of September 19, 2016, were approved. All were in favor.

PLAN REVIEWS

Traditions of America Reapproval

Mr. Peaco presented the plan for Traditions of America which was not recorded in time and said there had been no changes to the plan. On a motion by Linda E. Lees and seconded by Edward L. Vogel, the plan for Traditions of America was reapproved. All were in favor.

Kochers Flowers Reapproval

Mr. Peaco presented the plan for Kochers Flowers. He said there had been an issue with the former surveyor and they couldn't get the mylar. They can now use paper copies which were signed in 2011 and need to get this reapproved and recorded because of the dedication for widening of Route 228. There are no changes to the plan. On a motion by Russell R. Ford and seconded by Edward L. Vogel, the plan for Kochers Flowers was reapproved. All were in favor.

Gables at Brickyard Lot 418

Mr. Peaco presented the plan for Gables at Brickyard Lot 418 to divide the building into two units. On a motion by Edward L. Vogel and seconded by Linda E. Lees, the plan for Gables at Brickyard Lot 418 was approved. All were in favor.

Woodland Trace

Mr. Franceschina noted there had been a PRD hearing the previous Monday for this plan. Mrs. Lees had not been able to attend and had not yet seen the transcript.

Scott Foreman introduced Brenda Sebring, Tim Kelly and Jarrod Crosby from Wooster and Associates. Mr. Foreman said this plan is located at the end of Woodford Drive and Lynwood Drive. It's in the RC zone and is a PRD with 46 lots on 59 acres and approximately 40% of open space. There will be a walking trail. Mr. Franceschina asked if the developer would fix the entrance to Spring Drive so buses won't drag and if the walking trail would be asphalt. Mr. Foreman said yes. Mr. Gallagher asked if the developer is willing to warrant to the Board of Supervisors that they will take whatever means necessary to make sure the school buses don't drag, and Mr. Foreman said yes.

Ernie Kuhs lives at 114 Woodford Drive and asked if the township had received information from the school district and was told yes the township had. Mr. Kuhs asked who bears cost of repairs to the roads, and Mr. Gallagher and Mr. Franceschina said they would be bonded. Mr. Kuhs asked what happens if the school district won't provide bus service for reasons other than scraping. Mr. Ford said he had talked with Dayle Ferguson, the president of the school board, and the school sent a team to the site to look at the situation. Mr. Ford read the letter the school district had sent to the township.

Eileen Sullivan lives at 104 Woodford Drive and asked what is the public domain along her property. Mr. Franceschina said he is not sure but he believes the right-of-way is 33 feet. Ms. Sullivan asked if they would be notified if any changes are to be made. Mr. Peaco said the developer typically gives advance notice, and the Board of Supervisors can request that.

Jarrold Crosby is the traffic engineer and responded to the letter from the school. The developer will widen the throat of Spring Drive and increase the radii. The plans show the grade break is reduced to 10%. Mr. Crosby added that the sight distance is adequate, but they will work with the township to remove vegetation to increase the sight distance. Mr. Franceschina said the school buses will only make a right turn and asked if they can reduce the bank. Mr. Crosby said there is five to six feet of vegetation they can remove. They can make a left turn according to the criteria.

Greg Sullivan lives at 104 Woodford Drive and asked about the grade of the road. Mr. Crosby said the 20% is the grade break not the grade. The grade break is what's creating the drag and scrape. The steepness will stay. Mr. Foreman noted there are a number of steep grades in the township which are currently being accessed and listed those roads and grades. Mr. Ford said those roads do not go onto a main road.

Mr. Franceschina asked Brenda Sebring if the developer would grant an extension since Mrs. Lees was not at the hearing and they hadn't yet received the transcript and Mr. Aiken isn't present tonight. They would like until October 10 to make a decision. Ms. Sebring agreed. Ms. Sebring added this is an off-site improvement, and under the MPC, the township can't make the developer bear the cost of those improvements, but he has agreed to do so. She said the situation needs to be addressed especially as the existing homes are sold and younger families move in. Mr. Franceschina said if homes are put in and the road not improved, then children would have to go to Mars-Evans City road to get the bus. Mr. Ford said the homes would be hard to sell if the improvements aren't made. Ms. Sebring said this is the township's opportunity to change the conditions and agreed to send a written confirmation of the extension to Mr. Gallagher.

On a motion by Linda E. Lees and seconded by Russell R. Ford, action on the plan for Woodland Trace was tabled. All were in favor.

Cypress Fields

Steven Victor and Terry Bove were at the meeting to discuss the plan for Cypress Fields which is located on Davidson Road. The development is to have 35 homes on 40.7 acres. Mr. Victor showed on the plan where the area of concern is regarding curves and sight distance. He said they had measured the roads and they far exceed the minimum in the ordinance for horizontal geometry. Mr. Victor showed several photos of Davidson Road and made the following comments. The three-way stop at Meredith Drive slows traffic. There is a high embankment at the "S" curve and the intersection at Oak Lane isn't seen until around the curve. Removal of the bank as proposed would improve the sight distance along with removal of some trees at the end of Oak Lane. Good Luck Lane and proposed entrance to plan can't be seen because of shrubs and spruce trees on the edge of the roadway and drivers veer to the center of the road because of the spruce trees. If they move the proposed entrance, it will improve sight distance. They have moved some lots to accommodate the change in the

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entrance, but this will not change their request for waivers or the findings of fact. The developer has agreed that he will cut the embankment and remove trees in the right-of-way that the township wants moved at the developer's expense.

Mr. Franceschina said the stumbling block is still the straightening of the "S" curve. Mr. Victor said they believe that would be more of a hazard because traffic would move faster and they are not willing to do that. Mr. Franceschina said the Supervisors really want that curve straightened, and there is a big difference in cost between doing that and what Mr. Victor is proposing. Mr. Victor said they don't feel it's necessary. Mr. Olsen said the additional cost would be \$100,000. Mr. Victor noted there is a gas line on that side of the street and encouraged the township go take a look at it. Mr. Olsen asked about the asphalt walking trail, and Mr. Victor said it is still there.

William Been lives at 105 Good Luck Lane and said they never talked about there being a problem with the view from the left. He made suggestions about straightening the road, said he doesn't think speed will be a problem and suggested they use rumble strips.

Paul Sirriani lives at 102 Good Luck Lane. He said the ordinance shows a lot of concern about preserving the rural community. He said he knows the PRD basically nullifies the RC zoning but asked the Board to consider whether the community wants to become an extension of North Hills or stay consistent with the surrounding area. He asked the Board to ask the developer to increase the lot size of the plan.

Fred Hyde lives at 109 Good Luck Lane and said something needs to be done with the biohazard dump at the back end of the property and showed on the plan where it is located. He doesn't believe the trees at the farmhouse are a problem and likes the change in the intersection.

Gary Weston lives at 121 Davidson Road and said he is concerned about the bend in the road. There is already a problem with the slope and water running onto lots on the west side of the road. He is concerned that cutting the slope will make the problem worse and suggested storm sewers be put in on the east side of the road.

Bev Weston lives at 121 Davidson Road and thanked the township and the developer for addressing the safety concerns. She said she has watched vehicles going down the road when the water freezes over and go out of control. She is concerned about adding more homes at the bottom of the hill.

Nancy Vogel lives at 131 Davidson Road and said the bend is extremely dangerous and not changing it is detrimental. She said she has moved her mailbox and it still gets knocked down. The road freezes in the winter from the runoff and cars go down the road sideways. She thinks moving the intersection will cause accidents.

Cathy Roach lives at 149 Davidson Road. She said properties have been notified before when there is a variance and she thinks this plan is being rushed without the residents being informed. She doesn't think there has been adequate notification or communication. She said the Supervisors pledged to preserve the rural setting of the township and this plan is not in the best interest of the community and the lots should be decreased to fit the area. Mr. Franceschina said this is not a variance and proper notice was given. He said the benefit of a PRD is the open space and trails, and the township had a hearing last week to hear comment.

Rob Crouthamel lives at 139 Pearce Road and noted that many townships calculate open space in a PRD after the developed land has been removed from the calculation.

Dominique Roach lives at 149 Davidson Road and questioned why the plan has 35 homes on such small lots and finds it hard to believe these will be \$500,000 homes. She doesn't think the plan fits into the area, there should have been better communication from the township and the plan will devalue their home.

Ed Vogel, Jr. lives at 131 Davidson Road and asked if there will be public water with the 35 homes going in. Mr. Franceschina said there will be public water and sewer. Mr. Vogel said Mr. Weston had a good point about the water runoff and said straightening the road would be the best solution and doesn't think it would cost \$100,000. He knows the township can't stop development but thinks more notice would have been good and would like to see one-acre lots.

Mr. Franceschina told Mr. Victor that the Board wants the road straightened. He said this is the first they have seen the new plan, and he asked the Board what they want to do. They have 60 days from last Monday to vote. Mr. Victor said they will agree to straighten the road if the Board votes tonight. Mr. Franceschina said he thinks they should get Mr. Aiken's opinion on the water issue and wait until October 10 to vote. On a motion by Russell R. Ford and seconded by Linda E. Lees, the plan for Cypress Fields was tabled until October 10. All were in favor.

Whitetail Meadows

Chris Wulff presented the plan for final approval for Whitetail Meadows and began to list the items that were in the review letter. Mr. Ford asked Mr. Olsen if the developer had done everything he had requested. Mr. Olsen said the Planning Commission had suggested final approval. Mr. Gallagher said they had given a list of items to be done when tentative approval was given. On a motion by Russell R. Ford and seconded by Linda E. Lees, approval was given to void the previous final approval for Whitetail Meadows. All were in favor. On a motion by Russell R. Ford and seconded by Edward L. Vogel, final approval was given for Whitetail Meadows and proposed findings and conclusions will be done within a week. All were in favor.

OLD BUSINESS

Resolution #2016-08 - Comprehensive Plan

On a motion by Linda E. Lees and seconded by Russell R. Ford, Resolution #2016-08 adopting the Comprehensive Plan Update was approved. All were in favor.

Chief Anglum

On a motion by Linda E. Lees and seconded by Edward L. Vogel, approval was given for a 5% increase for Chief Shawn Anglum retroactive to August 24, 2016. All were in favor.

NEW BUSINESS

Special Meeting - Library

On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, approval was given for the Solicitor to advertise a special meeting about the library for October 4, 2016, at 3:00 p.m. All were in favor.

Resolution #2016-09 - Mars Area Library Keystone Grant

On a motion by Russell R. Ford and seconded by Edward L. Vogel, action on Resolution #2016-09 was tabled. All were in favor.

Trick or Treat

On a motion by Linda E. Lees and seconded by Russell R. Ford, approval was given for Trick or Treat to be on October 31 from 6:00 p.m. to 8:00 p.m. All were in favor.

Bond Release - Gables at Brickyard Phase IV

On a motion by Russell R. Ford and seconded by Edward L. Vogel, a bond release in the amount of \$90,680.00 for Gables at Brickyard Phase IV was approved as recommended by the township engineer. All were in favor.

Bond Release - Village at Camp Trees

On a motion by Linda E. Lees and seconded by Russell R. Ford, a bond release in the amount of \$31,780.60 for Village at Camp Trees was approved as recommended by the township engineer. All were in favor.

Use of Athletic Field

On a motion by Edward L. Vogel and seconded by Linda E. Lees, approval was given for Mars Boys LaCrosse to use the field for practice on October 2, October 9 and October 16 from 5:00 p.m. to 6:00 p.m. All were in favor.

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Conditional Use Hearing - Rex Energy

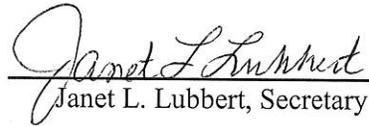
On a motion by Russell R. Ford and seconded by Edward L. Vogel, approval was given for the Solicitor to advertise for a Conditional Use Hearing for the Wilson/Fritz well for Rex Energy for November 1, 2016 at 7:00 p.m. All were in favor.

Swift 911

Mr. Peaco said this is a public notification system for road closures, disasters, public events, etc. which is fully customizable. Mr. Franceschina noted this is strictly voluntary for the residents. On a motion by Russell R. Ford and seconded by Linda E. Lees, approval was given for the Swift 911 system for the township at a cost up to \$4,000.00 with a November 1 start date. All were in favor.

ADJOURNMENT

On a motion by Russell R. Ford and seconded by Linda E. Lees, the meeting was adjourned at 9:15 p.m. All were in favor.



Janet L. Lubbert, Secretary