

ADAMS TOWNSHIP PLANNING COMMISSION

February 3, 2016

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 3, 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, Brett Schultz, Thomas Franceschina, Robert Downie, Steve Madeja 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 Brett Schultz and seconded by Robert Downie, the minutes from the January 6, 2016 Planning Commission were approved. Marilyn Watson abstained.

All were in favor.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Ron Nacey Minor Land Development

This is a Minor Land Development to use the building at 547 Beaver Street Ext. for a professional office. Mr. Nacey granted a 60 day extension expiring April 30, 2016.

Mr. Nacey was present to discuss his project. Mr. McKinney stated there are a few outstanding issues that D&D Services need to rectify in order to comply with the township regulations and that Mr. Olsen should complete his formal review by February 9, 2016. Mr. McKinney explained to Mr. Nacey that he should resubmit the plans no later than February 16th complying with the items listed on the final review letter in order to be considered at the next Planning Commission Meeting. The applicant was informed he must meet all of the subdivision and land development plan requirements for a complete submission.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was tabled with the understanding that Mr. Nacey will work with Mr. Olsen once the formal review letter has been disseminated.

All were in favor.

NEW BUSINESS

Frederick Malchano & Jennifer Turner Lot Line Revision RC District

They are requesting a lot line revision on 3 acres for 2 lots in the RC district. Property address is 318 & 320 Kline Ave., Evans City.

No one was present to speak on their behalf.

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

All were in favor.

OTHER

Shoppes at Heritage Creek

Apartment Ordinance/PRD Zoning

The Planning Commission stated Mr. Olsen and Mr. Gallagher are drafting language for an Ordinance to allow for apartment use.

Mr. Gallagher has determined that apartments are generally regarded as a residential land uses, as this determination may affect how and where apartments may be considered a permitted/conditional use in the various zoning districts and can be overcome by the specific terms of the Zoning Ordinance.

The Planning Commission suggested a master plan be approved up front, and if any changes were made after the approval, the master plan would need to be resubmitted.

The Planning Commission agreed there should be two parking spaces per apartment and a maximum of a 5 story building be allowed.

Another topic was garden apartments and their popularity in neighboring townships.

FWH Development LLC

Fred Hespenheide is proposing an Assisted Living/Memory Care in a commercial zoning district and will be preparing a layout with the building footprint for the Township.

Mr. Hespenheide was not present although the developer for Whitetail Meadows has requested an extension on the bond requirement for his project.

Mr. Olsen and Mr. Gallagher are currently drafting the proper language for the ordinance.

Overlay Zoning Amendments

Gary Peaco and Mr. Foreman from Hampton Tech are working on amendments to expand the overlay uses and modify the zoning districts.

Mr. McKinney would like to see a rough draft at the next meeting.

Brett Schultz suggested a pattern book for the township. He explained it would outline the principals of architectural guidelines and styles such as building material, windows, doors etc. Developers rely on pattern books when building new communities.

The Planning Commission said to move forward with this project.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 6:20 p.m. All were in favor.

Suzanne Hanovick
Recording Secretary