

ADAMS TOWNSHIP PLANNING COMMISSION
November 4, 2015

The regular meeting of the Adams Township Planning Commission was held on Wednesday, November 4, 2015 at 5:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Mars, PA. The meeting was called to order at 5:05 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Thomas Franceschina, Marilyn Watson, Bob Downie, Dan Bogdanich and Steve Madeja. Also, present were Code Enforcement Officer Gary Peaco, Township Engineer Ronald Olsen, Michael Gallagher, Solicitor and Suzanne Hanovick.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Steve Madeja Jr., the minutes from the Planning Commission meeting of October 7, 2015 were approved.

PUBLIC COMMENT

Chairman Marty McKinney announced that Marge Nicklas will be retiring on November 6, 2015 and on behalf of the Planning Commission wanted to thank her for years of service and wished her the best in the future.

Mr. Bill Kennedy was in attendance and asked about development of property off of Spring Drive. It was recommended that Mr. Kennedy work with Jane Roth, the transportation director for the Mars School District.

Stacy Morgan would like to have a small business out of her home. Gary Peaco stated that what they would like to do would exceed the parameters of a home occupation. Per the solicitor a paper trail must be started and presented. Once it has been rejected by Gary Peaco the next step would be to apply for relief from the Zoning Hearing Board.

OLD BUSINESS

Ron Nacey Minor Land Development

Ron Nacey was in attendance to answer questions about his minor land development. Ron Nacey owns the property at 547 Beaver Street Ext. Mr. Nacey explained he wanted to use the building for several businesses.

There are outstanding issues that Mr. Nacey will need to address. Marty McKinney discussed with Mr. Nacey that his current site plan needs corrected and legally stamped in order to get it recorded. Gary Peaco reminded Mr. Nacey that a permit will be necessary before any work can begin.

Mr. Nacey has met with the commercial building inspector, John Nath, Professional Code Services. Mr. Nacey was given a 95 day extension in order to correct the outstanding issues.

On a motion by Marilyn Watson and seconded by Robert Downie, this plan was tabled with an extension of 95 days.

Motion Approved.

The Gables at Brickyard Hill

This is a Final Major Subdivision to develop 7 lots on 6.01 acres of property located off of Brickyard Hill.

Before final development is brought to the Board of Supervisors, Eric Lamm will need to provide a completed drawing of the paving, estimated cost of the final project and complete a Development Agreement with the Adams Township.

On a motion by Marilyn Watson and seconded by Dan Bogdanich approved.

Motion Approved.

NEW BUSINESS

Laurel E. Colonello Subdivision Plan

This is a Minor Subdivision to subdivide 3.505 acres into 2 lots.

Mr. Colonello would like to divide his property in half. Mr. Olsen requested Mr. Colonello to get a Capacity Letter from the sewer company due to a high pressure line that has already been installed.

On a motion by Marilyn Watson and seconded by Robert Downie approved.

Motion Approved.

OTHER

Commercial/Apartment Ordinance

Steven Victor, Victor-Wetzel Associates, was in attendance to discuss the commercial/residential Development in Heritage Creek.

The Planning Commission discussed with Mr. Wetzel that this is a mixed use and would like to see what the footprint is for square footage on the first floor. It was suggested that total square footage would need to be used as commercial anywhere in building. Ron Olsen stated that property residential development does not comply (PRD) in the Route 228 overlay. Under the current overlay guidelines, only 70% maximum lot coverage is permitted. The density would be dictated on how the developer wants to configure the building.

The Planning Commission suggested to Mr. Victor come back with a footprint and a square footage matrix.

Firing range ordinance

The Planning Commission reviewed the proposed Ordinance and recommended approval to the Board of Supervisors.

On a motion by Marilyn Watson and seconded by Steve Madeja.

Motion Approved.

Proposal to change zoning

Mr. Geyer would like a rezoning request. For the southeast quadrant at the intersection of Three Degree Road and Route 228 for the RC district changed to RAL. He would like to add multifamily housing similar to what is in the surrounding area.

After some discussion it was noted that all of the affected properties were not owned by the applicant. It was suggested we table the change until all property owners have been made aware.

On a motion by Marilyn Watson and seconded by Robert Downie this plan was tabled.
Motion Approved.

ADJOURNMENT

On a motion by Dan Bogdanich and seconded by Robert Downie, the meeting was adjourned at
6:15 p.m.
All were in favor.

Suzanne Hanovick
Recording Secretary