

**ADAMS TOWNSHIP PLANNING COMMISSION**  
**May 6, 2015**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 6, 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, Brett Schultz, Bob Downie and Dan Bogdanich. Also present were Code Enforcement Officer Gary Peaco, Township Engineer Ronald Olsen, Michael Gallagher, Solicitor and Marge Nicklas.

**APPROVAL OF MINUTES**

On a motion by Marilyn Watson and seconded by Tom Franceschina, the minutes from the Planning Commission meeting of April 1, 2015 were approved. Five in favor, Bob Downie abstained.

On a motion by Marilyn Watson and seconded by Tom Franceschina, the minutes from the Planning Commission Work Session of April 20, 2015 were approved. Five in favor, Bob Downie abstained.

**PUBLIC COMMENT**

Jeff McCormick, 112 Woodland Springs Lane, Mars, PA 16046, stated that he dropped off letters for the Planning Commission to read concerning the proposed development of a neighboring property owned by the Chlosta family. Mr. McCormick and his family are concerned about the bufferyard and were asking for relief for a wider separation between the potential development and their property line.

Marty McKinney informed him that so far all we have seen is sketch plans and nothing formal has been submitted. He told Mr. McCormick to keep checking with the Township to see when a plan for the Chlosta property is submitted and to come to the Planning Commission meeting to voice their concerns to the developer.

**OLD BUSINESS**

**White Tail Meadows**

Chris Wulff, Larson Design Group and Fred Hespenheide, property owner, were in attendance to discuss this plan. After many meetings the PRD portion of the development is ready for approval. The PRD hearing is set for May 26, 2015 at 7:30 with the Board of Supervisors. The pending ordinance will be finalized and presented to the Board.

On a motion by Bob Downie and seconded by Dan Bogdanich, this plan was approved based on the pending ordinance and contingent on HOP approval. Five in favor, Brett Schultz abstained.

## **NEW BUSINESS**

### **Weaver Homes Office Building**

Brett Schultz recused himself from the Planning Commission to present a major land development for Weaver Master Builders. The property is located at 361 Mars Valencia Road, Mars, PA 16046. He explained that the purpose of this development is for a corporate office and a showroom. The building will consist of two floors with each floor containing 3889 square feet. The upper level will be office space while the lower level will be a showroom and warehouse. The developer plans on using the existing driveway and has applied for their HOP permit. The site will be serviced by public sewer and possibly by public water or well. The nearest public water is about 1500 feet away, so they are not required to connect to public water.

On a motion by Marilyn Watson and seconded by Bob Downie, this plan was given preliminary and final approval. Five in favor, Brett Schultz abstained.

Brett Schultz joined the Planning Commission.

## **OTHER**

### **ADA Compliance**

Marty McKinney explained that this has become an issue and a design has been submitted for handicap ramps. The Planning Commission has recommended forwarding this to the Supervisors for formal adoption by the Township as a minimal design standard.

## **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 5:50 p.m. All were in favor.

Marge Nicklas  
Recording Secretary