

**ADAMS TOWNSHIP PLANNING COMMISSION**  
**August 5, 2015**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 5, 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 Steve Madeja. 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 July 1, 2015 were approved. All in favor.

**PUBLIC COMMENT**

There was no public comment.

**OLD BUSINESS**

**Whitetail Meadows**

This is a final major subdivision for 130 town home lots, 26 single family lots, 3 commercial lots and 8 open spaces located off of Route 228, Mars, PA. Fred Hesperheide was present to answer questions from the Planning Commission.

Mr. Hesperheide was questioned about the ownership of a parcel of property in the proposed development. He said he had documentation of a sales agreement and would e-mail that information to Mr. Peaco on Thursday, August 6, 2015. The Planning Commission said on the previous site plan it showed snow easements, sanitary sewers and right of ways. On the most recent submission, these items have been removed. Mr. Hesperheide stated he will get the updated site plan to the Township engineer to review.

On a motion by Bob Downie and seconded by Steve Madeja, this plan was approved. Five in favor, Brett Schultz abstained.

**No Off Season Sports**

Jerry Nist, Hampton Technical Associates, presented this plan for a private recreation facility located off of Route 228. He said he has addressed all of the comments from the engineer's review letter and has received approval from the Township Solicitor on the reciprocal easement and covenant agreement. When questioned about his NPDES permit, Mr. Nist said it is currently under review with the Butler County Conservation District.

On a motion by Marilyn Watson and seconded by Brett Schultz, this plan was approved. All in favor.

## **NEW BUSINESS**

### **A. Heiles Plan**

This is a minor subdivision located at 171 Brickyard Road, Mars, PA, to change a common line between two parcels. No one was in attendance to present this plan so Mr. Peaco explained that this submission is to change a common line between two parcels. He said when the rear property was sold, a couple of encroachments were discovered which prompted this lot line revision.

Mr. Schultz stated that both parties need to approve and sign off on this plan.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was approved contingent on appropriate signatures from both parties. All in favor.

### **Heritage Creek Shoppes West, Minor Subdivision**

Jim Sperdute, Sperdute Land Surveying, and Allan Beechy, Hanover Engineering Associates, Inc., presented this plan. Mr. Sperdute said to make more sense of this plan, it would be best to review the Heritage Creek Shoppes West land development plan first.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was tabled. All in favor.

### **Heritage Creek Shoppes West, Land Development**

Jim Sperdute, Sperdute Land Surveying, and Allan Beechy, Hanover Engineering Associates, Inc., presented this plan for a day care facility. The building would be 11,000 square feet with 22 employees and would accommodate 160 children, ages 6 months to 12 years of age. The hours of operation will be 6:30 to 6:30 Monday thru Friday.

The Planning Commission expressed their concern about stormwater runoff to the neighboring property to the west and the importance of sidewalks to the main entrance.

After much discussion about this land development and the previous minor subdivision, it was decided to table this plan.

On a motion by Marilyn Watson and seconded by Steve Madeja, this plan was tabled. All in favor.

### **Traditions of America**

Michael Wetzel, Victor-Wetzel Associates, David Biddison, Traditions of America and Donald Palmer, Goehring Rutter & Boehm, were present to discuss this plan. Mr. Wetzel gave a detailed description of this 55 plus community to be located on 90.756 acres off of Hutchman Road. This plan is proposing 55 single family dwelling lots and one estate lot on 6.4 acres located off of Jonathan Lane.

After a lengthy discussion about set backs, bufferyards, sidewalks, snow easements and building on a private lane, it was decided to table this plan.

On a motion by Marilyn Watson and seconded by Brett Schultz, the applicant is in approval to give a 45 day extension for this plan. All in favor.

On a motion by Steve Madeja and seconded by Marilyn Watson, this plan was tabled. All in favor.

### **SKETCH PLAN**

#### **Bick Property**

Jim Sperdute, Sperdute Land Surveying, presented this plan for 23 single family dwelling lots to the south of Amherst Village. This plan would be considered Phase 5 of Amherst Village. He said the property is currently under agreement. There will be an emergency access onto Erbes and Jones Lanes. The Planning Commission said since more houses are being added to this plan, they would like to see an easement continue through the new Bick property located to the South for future development.

The Planning Commission said the developer will need an easement agreement for Erbes and Jones Lane.

#### **Vinson/Geyer Subdivision**

Scott Foreman, Hampton Technical Associates, presented this plan for 80 quadruplex dwellings located off of Ridge Road. He said there will be sidewalks on both sides of the street and there will be snow easements. He also said that since these are side loading dwellings, the front yard setback will be 25 feet.

### **OTHER**

Michael Wetzel, Victor-Wetzel Associates, and Chris Kaclik, Future Development Group, LP, discussed a zoning amendment change for a proposed apartment complex to be located at The Shoppes at Heritage Creek. They would like to see the building be 5 stories with a mixed use with a parking garage in the center of the building.

The Planning Commission had concerns about the density of residential in a commercial area of the Township.

Marty McKinney said he had several items to mention for the developers/builders attending tonight's meeting. The first item is that they need to be in contact with the local Post Office regarding any future development. The second thing is the school district would like to be informed of what the expected construction schedule for any future residential development. The third thing is when there is a project along a state road the developer needs to acquire a hauling permit from the state. Then the last item was new construction sidewalks require full compliance with ADA standards.

### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 7:40 p.m. All were in favor.

Marge Nicklas  
Recording Secretary