

ADAMS TOWNSHIP PLANNING COMMISSION
September 2, 2015

The regular meeting of the Adams Township Planning Commission was held on Wednesday, September 2, 2015 at 5:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Mars, PA. The meeting was called to order at 5:00 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 Brett Schultz, the minutes from the Planning Commission meeting of August 5, 2015 were approved. All in favor.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Heritage Creek Shoppes West, Minor Subdivision

Jim Sperdute, Sperdute Land Surveying, presented this plan. This is a plan to combine two lots into one lot which will be referred to as Lot 1. This lot will be supplied by public water and sewer. The planning commission was concerned about the direct access from Lot 1 to Route 228. Mr. Sperdute said he would like to have stated on the plan that Lot 1 will not have direct access to Route 228 without PennDot and Township approval.

There was also concern about the wording on note B about the 40 foot right of way dedication along Route 228 to the Township. It was recommended that the Township Solicitor work with Mr. Sperdute on the correct language for note B to assure proper conveyance.

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

Heritage Creek Shoppes West, Land Development

Allan Beechy, Hanover Engineering Associates, Inc., presented this plan for a day care facility. He said they have relocated three parking spaces to make the play yard area larger, and there is adequate room for buses to turn around. Mr. Beechy said they are requesting a waiver to utilize the same shape standards to minimize disturbing the current detention basin and are offering to fence the perimeter of the basin to restrict access. The Township Engineer supports the waiver request.

The Planning Commission expressed their concern about sidewalks. After much discussion with Mr. Beechy and Chris Kaclik (developer), it was agreed upon that sidewalks will be placed on the south side of Scharberry Lane for this development. It was also mentioned that future sidewalks will be placed on future developed parcels in the development that they are in control of. Marty McKinney said the Planning Commission strongly supports sidewalks being placed in commercial and residential developments.

Since the lighting plan has not been submitted, the Township staff will review it when it comes in to make sure it meets Township standards.

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

Traditions of America

Michael Wetzel, Victor-Wetzel Associates, and David Biddison, Traditions of America, were present to discuss this plan. Mr. Wetzel said since the last Planning Commission meeting, a few changes were made to the development plans. They have added sidewalks to both sides of the street and the estate lot no longer has frontage along Johnathan Lane. After much discussion about the size of setbacks Mr. Wetzel and Mr. Biddison agreed to use a 30 foot set back for only five lots with the remainder of the lots having a 35 foot setback.

On a motion by Marilyn Watson and seconded by Bob Downie this plan was approved contingent on the following four items:

- 1.) Five lots, 34, 35, 36, 37, 38, will have a 30 foot set back.
- 2.) Parcel F will not be subdivided and is to be notated on the plan.
- 3.) The conservation easement needs to be placed on the deed and in the HOA comments.
- 4.) Flag lot parcel F will be redesigned to include a 50' strip touching the proposed public right of way, being part of the lot.

All in favor.

NEW BUSINESS

Burford Lane Subdivision

Daniel Burford was in attendance to explain the reason for his minor subdivision application. He said he and his wife would like to divide a 1.50 acre parcel into two .75 acre parcels. One lot has an existing dwelling with a well and septic system. The other lot will have a single family mobile home placed on it for their daughter and will tie into the public sewer system.

Mr. Olsen said that this property is zoned B for the business district and he will have to apply for a special exception since a single family detached dwelling is not a principal use for this district. Mr. Burford said they have applied for the special exception.

After some discussion, it was decided to table this until next month's Planning Commission meeting since there were several outstanding issues that need addressed.

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

Ron Nacey Minor Land Development

Ron Nacey was in attendance to answer questions about his minor land development. When asked if he owned the property at 547 Beaver Street Ext., he said he is waiting for a closing date. Mr. Nacey explained he wanted to use the building for several businesses. The Planning Commission and the Township Engineer then proceeded to review the Township Engineer's review letter.

It was decided since there are so many outstanding issues for Mr. Nacey to address, this agenda item was tabled until next month's Planning Commission meeting. This will give Mr. Nacey time to meet with the commercial building inspector, John Nath, Professional Code Services, Inc. and to work with Mr. Nacey's engineering firm concerning the township engineer's review letter.

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

OTHER

Marty McKinney reminded Mr. Kaclik, Kaclik Builders, Inc., who was in attendance that his commercial building located at 525 Beaver Street Ext. is still needing sidewalks along Beaver Street Ext. Mr. Kaclik said he will take care of it.

Marty McKinney also reminded the Planning Commission members that there will be a work session on Monday, September 21, 2015 at 4:30 pm.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 6:12 p.m. All were in favor.

Marge Nicklas
Recording Secretary