

ADAMS TOWNSHIP PLANNING COMMISSION

August 7, 2019

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 7, 2019 at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046. 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, Tom Franceschina, Brett Schultz and Bob Downie. Also present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian, Township Engineer Ron Olsen, Solicitor Sean Gallagher and Recording Secretary Suzanne Hanovick.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Bob Downie, the minutes from the July 10, 2019 Planning Commission were approved. One abstention.

Four were in favor.

PUBLIC COMMENT

OLD BUSINESS

Harlan Simons Industrial/Residential

Location is Dobson Road.

Chris Kaclik was present to represent Harlan Simons Plan. He stated he would like the plan to be tabled.

On a motion by Marilyn Watson and seconded by Brett Schultz, Harlan Simmons was tabled.

Five were in favor.

Meadow Point PRD Final (Formerly Whitesell & Farmview Fields)

Location is Dobson Road.

Proposing 38 single family homes on 52 acres.

Stephen Victor with Victor Wetzel Associates was present to represent Meadow Point. Mr. Victor stated the final plan is almost identical in comparison to the tentative PRD plan. He said they are seeking final approval. Mr. Victor said they have added a trail easement for the public to use. Mr. Olsen stated it does not show on the plans that it is for public use. Mr. Victor replied they would add it to the plan. Mr. Olsen said the covenants need to show the HOA would be responsible for the open space and the cemetery. He explained before approval they need to have the final Geo-Technical report, cost estimate and letters from the water/sewer authorities. Mr. McKinney said he would like confirmation that residents with any issues have been satisfied. Mr. Olsen stated most review comments have been addressed. Mr. McKinney was apprehensive about Meadow Point moving forward due to a few outstanding matters. He stated they would like all loose ends cleared up before approval. Mr. Schultz questioned how the water discharge will be contained so it does not flow onto Mars Evans City Road.

On a motion by Marilyn Watson and seconded by Bob Downie, an extension was granted to September 25, 2019.

Five were in favor.

On a motion by Marilyn Watson and seconded by Bob Downie, Meadow Point was tabled.

Five were in favor.

NEW BUSINESS

The Dog Stop

Location is Adams Shoppes.

Proposing a retail store, dog training, daycare and boarding.

Jesse Coslov & Mike Oldaker were present to represent The Dog Stop. Mr. Oldaker stated they have applied for a Change of Use and Minor Land Development. Mr. Coslov explained The Dog Stop is a high-end facility that provides training, daycare, boarding and sells pet supplies. He said they would like to make modifications at the rear of the building by moving the curb back 8 ft. in order to have a small outside space. Mr. Oldaker said they will add an 8 ft. fence for buffering on the backside of the existing 8 ft. fence. He also mentioned the trip generation and parking comparison was completed by Trans Associates with no issues. There was a discussion about runoff and where it would go. Mr. Olsen recommended adding a roof to the rear play area to assist with the runoff. He explained they will have sound barrier walls and most of the doggie business is done inside not outside. Mr. Gallagher asked if Butler County Planning has completed their review. Mr. Oldaker said they were told by Joel MacKay's secretary it was not required. Mr. Gallagher said they will need to provide a letter from Butler County stating the review is not required. Both Mr. Oldaker and Mr. Coslov agreed.

Mr. Gallagher said there will be two motions made.

On a motion by Marilyn Watson and seconded by Brett Schultz, approval was given for Conditional Use providing hours are posted 7:00 a.m. to 7:00 p.m., abide by all noise regulations and cleanliness. Five were in favor.

On a motion by Marilyn Watson and seconded by Brett Schultz, approval was given for Minor Land Development providing a letter from Butler Counter Planning Commission states they do not need BC approval.

Five were in favor.

Mr. Gallagher announced the Conditional Use Hearing will be Monday, September 9, 2019 at 5:00 p.m. for The Dog Stop.

Werner Plan of Lots

Location is Mars Evans City Road.

Proposing a Minor Subdivision of 125 acres.

Stephen Victor with Victor Wetzel Associates was present to represent the Werner plan of lots. Mr. Victor explained the purpose of this subdivision is to create a separate deed. He said it will divide 20 acres from 125-acre parcel. Mr. Olsen said in his review letter he has asked the applicant to provide a letter from Breakneck Creek Regional Authority stating that the sanitary sewage service is available for the proposed parcel A without a public sewer extension. Mr. McKinney said we will need proof of everything in order to insure it is completed properly.

On a motion by Marilyn Watson and seconded by Bob Downie, Werner Plan of lots was tabled. Five were in favor.

Mr. Franceschina stated all of Mr. Olsen's review comments must be addressed before moving forward.

SKETCH PLANS

Discovery Church

Location Route 228 in Heritage Creek (Lightning Bug)

Pastor Matt Mehaffey was present to represent the Discovery Church. He stated they are under agreement to purchase the Lightning Bug. He said they currently have 450 members. He talked about how they would like to open the church facilities for public use, such as concerts, conferences and mini golf etc. Pastor Mehaffey stated this would be a benefit for the community. Mr. Franceschina asked if there would be a charge for the public. Pastor Mehaffey stated that hasn't been determined.

Mr. McKinney and Mr. Schultz both stated that a church is not a permitted use in the overlay zoning. Mr. McKinney said since it doesn't meet the zoning requirements the Planning Commission needs to be very cautious from the zoning perspective. Mr. Schultz discussed having a traffic study and parking analysis completed. Mr. Gallagher suggested they come to the Board of Supervisors meeting on Monday, August 12, 2019.

MS4

Phil Gryskewicz, Project Manager who works for Olsen Craft Associates stated he would like to update the Planning Commission on a DEP mandated program MS4 that is designed to keep pollutions and sediments out of stream. There is a proposed project for Breakneck Creek parallel with Mars Evans City Road. The goal of the project is to remove excessive sediments from the stream, regrade, widen the banks and add additional vegetation. We are continuing to try to obtain additional easements to restore the streams.

Ordinance Revisions on Fences

Mr. Gallagher stated there is a change that has been added to the Fence Ordinance before moving it to the Board of Supervisors. He stated a maximum of 72 inches high and are limited to the following materials: aluminum, wood, stone, or brick. No privacy fences shall be allowed in the front yard. Residents have been requesting higher fences with brick and stone pillars on estate lots.

On a motion by Marilyn Watson and seconded by Brett Schultz, the Fence Ordinance was approved to move forward to the Board of Supervisors.

Five were in favor.

Ordinance Revisions on Signs

Mr. Gallagher stated wall signs are permitted to be 60 sq. ft. maximum vertical height of 5 ft.

On a motion by Marilyn Watson and seconded by Bob Downie, the Sign Ordinance was approved to move forward to the Board of Supervisors.

Five were in favor.

Mr. McKinney announced there will be a Work Session meeting to discuss slopes on Monday, September 16, 2019 at 4:30 p.m.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie the meeting was adjourned at 6:45 P.M.

Five were in favor.