

# ADAMS TOWNSHIP PLANNING COMMISSION

**October 2, 2019**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, October 2, 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, Bob Downie, Liz McMeekin and Steve Madeja. 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 Steve Madeja, the minutes from the September 4, 2019 Planning Commission meeting were approved.

All were in favor.

On a motion by Marilyn Watson and seconded by Steve Madeja, the minutes from the September 16, 2019 Planning Commission Work Session meeting were approved.

Six were in favor. One abstention.

## **PUBLIC COMMENT**

Tim Stack who lives at 240 Forsythe Road had concerns about Barkus Lane potentially connecting to Forsythe Road. Mr. Peaco stated it had been discussed when Indian Meadows was approved several years ago. He said Barkus Lane it is not currently a public road.

## **OLD BUSINESS**

### **Harlan Simons Industrial/Residential**

Location is Dobson Road.

Chris Kaclik was present to represent Harlan Simons Plan. Mr. Kaclik said he would like the plan to be tabled. Mr. Gallagher asked if he would grant an extension through December 31, 2019. Mr. Kaclik agreed.

On a motion by Marilyn Watson and seconded by Steve Madeja, Harlan Simmons was tabled, and an extension was granted through December 31, 2019.

All 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 there were two outstanding items from the last meeting that have been completed. He said now would be the time for the Planning Commission's recommendation for approval. Mr. Olsen stated the Geo-Technical report was done very nicely. Mr. Olsen explained there are two sections of the Geo-Tech report that should be shown on the construction drawings. Mr. Victor stated they were added to the drawings and sent to the township. Mr. Olsen said he has not seen or received them. Mr. Gallagher said the Covenants need to be corrected as well. Mr. Gallagher mentioned he just received it for his review. Mr. Victor said he has no problem making the corrections and sees no reason why the Planning Commission would consider making them wait another month. Mr. Gallagher and Mr. McKinney explained the Board of Supervisors will not except plans brought to them with contingencies. Mr. Victor stated they have met all the requirements that were asked of them at the last meeting. Mr. Gallagher explained the importance of the Covenants and said without the proper language 2/3 of the lot owners could choose to terminate the HOA and it would dissolve. Mr. Gallagher said if the HOA is dissolved it should be noted that each homeowner would be responsible to maintain any open-space, easements, detention ponds etc. Mr. McKinney asked if they are willing to grant an extension through November 26, 2019. Mr. Victor agreed.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Meadow Point was granted an extension through November 26, 2019.

All were in favor.

### **Discovery Church**

Location Route 228 in Heritage Creek (Lightning Bug)

Pastor Matt Mehaffey was present to represent the Discovery Church. He mentioned there was a zoning issue. He added their attorney and the Adam Township Solicitor met to discuss the zoning issues. Mr. Gallagher recommends that the church be a permitted use in the overlay zoning district. Mr. Schultz stated it needs to be clear on what is being approved. Mr. Olsen stated this will be reviewed as a change of use and will need to be approved by the Planning Commission and Board of Supervisors. Mr. Olsen said they should make sure it meets the guidelines of the covenants. Mr. Mehaffey agreed.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Discovery Church was tabled.

All were in favor.

### **NEW BUSINESS**

#### **Stoneridge Farms**

Location is Dobson Road.

Proposing revisions to several easements and a lot line revision.

Jimmy Sperdute was present to represent Stoneridge Farms. He said that he is proposing a lot line revision and several minor easement adjustments. He stated they need to add additional pedestrian easements around the cul-de-sacs plus additional easements to both storm-water and sanitary sewer. Mr. Sperdute explained the lot line revision is for lot 302R adding  $\frac{3}{4}$  of an acre from parcel C which would not affect the minimum open-space that is required for the development.

On a motion by Marilyn Watson and seconded by Brett Schultz, the Final PRD reapproval for Stoneridge was approved.

All were in favor.

On a motion by Marilyn Watson and seconded by Brett Schultz, the lot line revision for Stoneridge was approved.

All were in favor.

Brett Schultz left the meeting at 5:35 p.m.

### **SKETCH PLANS**

#### **Nelson Kitchen and Bath**

Location Route 228

Adrian Halterlein with Hampton Technical Association was present to represent Ray Nelson. He said they would like to propose a mixed-use development consisting of office and retail on 2.56 acres along Route 228 next to the Mars High School. He stated they would be looking for a waiver of the 40ft. additional right-of-way due to PennDOT not needing the additional 40ft. right-of-way. Mr. Franceschina discussed the possibility of having sidewalks along the front of the property. Sidewalks and future connections to adjoining properties were also discussed.

### **Ordinance Revisions**

#### **Slopes**

Mr. McKinney stated we have the final draft of the Slope Ordinance and would like to move it forward to the Board of Supervisors.

Tina Wilson who lives at 105 Good Luck Lane questioned why the Slope Ordinance was not on the Adams Township Website. Mr. Gallagher stated it will be on the website to view after the Public Hearing and once the Board of Supervisors approves it.

On a motion by Marilyn Watson and seconded by Steve Madeja, the Slope Ordinance was approved to move forward for the Board of Supervisors to have a Public Hearing.

All were in favor.

### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Steve Madeja the meeting was adjourned at 6:00 P.M.

All were in favor.