

ADAMS TOWNSHIP PLANNING COMMISSION

January 4, 2017

The organizational meeting of the Adams Township Planning Commission was held on Wednesday, January 4, 2016, at 5:00 p.m., followed immediately by the regular meeting of the Planning Commission 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, Brett Schultz, Thomas Franceschina, Bob Downie, and Marilyn Watson. Also present were Code Enforcement Officer Gary Peaco, Township Engineer Ronald Olsen, Michael Gallagher, Sean Gallagher Solicitors and Suzanne Hanovick Recording Secretary.

REORGANIZATION OF PLANNING COMMISSION

On a motion by Marilyn Watson and seconded by Bob Downie, Marty McKinney was nominated and elected to be Chairman for the Planning Commission. Five were in favor.

On a motion by Marilyn Watson and common consent, Brett Schultz was nominated and elected to be Vice Chairman of the Planning Commission. Five were in favor.

On a motion by Robert Downie and common consent, Marilyn Watson was nominated and elected as Secretary of the Planning Commission. Five were in favor.

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting & submission schedule for 2017 Planning Commission was approved. Five were in favor.

On a motion by Marilyn Watson and seconded by Thomas Franceschina, the minutes from the December 7, 2016 Planning Commission were approved. Brett Schultz abstained. Four were in favor.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

The Shoppes at Heritage Creek Lot 6/Morgan Management LLC

Location of property is 200 Scharberry Lane Mars.

Morgan Management is proposing a five story apartment building with commercial space.

Mark Lesnick with Hampton Technical was present to represent Morgan Management.

Mr. Lesnick stated the traffic study has been completed and approved by Trans Associates. He said they are asking for preliminary and final plan approval and would like to be added on the Supervisors' agenda.

On a motion by Marilyn Watson and seconded by Bob Downie, The Shoppes at Heritage Creek Lot 6 was approved. Five were in favor.

Cypress Fields

Major PRD Subdivision

Location of property is on 146 Davidson Road.

Steven Victor was present to discuss Cypress Fields.

The plan will have 35 single family lots on 40.7 acres, and three cul-de-sacs will be added off of Davidson Road. Mr. Victor stated they received tentative approval in 2016. He explained the 40% open space and the entrance to the road had been changed with approval from the township engineer Mr. Olsen. Mr. McKinney asked if there were any comments.

Patrick Auth stated he was representing the Crouthamels for Saving Rural Adams. Mr. McKinney asked for everyone to stand and give their names that are with Saving Rural Adams.

John Jeremko lives at 112 Good Luck Lane. He wanted to know who the owners were and had concerns with the safety of Davidson Road. Mr. Franceschina stated the Board of Supervisors has already approved this plan. Mr. Gallagher asked Mr. Victor who the owners were. Mr. Victor said Cypress Fields L.P.

Cathy Roach lives at 149 Davidson Road had traffic concerns especially when there are activities. Mrs. Roach brought up concerns about safety in the community and how this plan will benefit the current residents.

Michelle Jackson lives at 1525 Three Degree Road had the same concerns with traffic and what could happen to her well.

Mr. McKinney stated the plan will benefit when the builder brings in water. Mr. Schultz stated any resident within 500 feet of the development will be tested by the developer. Mr. McKinney said the residents will need to go to the Board of Supervisors regarding any road issues on Three Degree Road. Mrs. Jackson also wanted to know if the cul-de-sacs are large enough for the school buses. Mr. McKinney stated the plan was approved by the Board of Supervisors and the cul-de-sacs are large enough.

Sue Hyde lives at 109 Good Luck Lane had concerns about roads not being big enough for utility trucks and buses. Mr. McKinney stated they have been redesigned. He said that he understands it is very hard to watch property being developed.

Mr. Franceschina stated he would like the Planning Commission to revisit PRD's and learn as they develop in the future and how they can be improved.

William Been lives 105 Good Luck Lane and stated there is something different between the two PRD's. Mr. McKinney asked if there were any additional questions.

On a motion by Marilyn Watson and seconded by Brett Schultz, final approval was given for this PRD.

Five were in favor.

Hickory Glen PRD/Simmons Property

Location of property is at the east end of Pearce Road.

Hickory Glen L.P. is proposing 50 lots on 59.9 acres with 40% open space.

Brett Schultz recused himself.

Brenda Sebring with Sebring and Associates Attorney at Law was present to represent Weaver Master Builders along with Chad Weaver and Matt Schmitt who is with Hampton Technical.

Attorney Sebring stated Mr. Franceschina had requested the Weavers to meet with the neighbors. As per the request, Mr. Auth, Mr. and Mrs. Crouthamel, Chad Weaver, Brett Schultz and Gary Peaco were present for the meeting. Attorney Sebring stated the Crouthamels felt the PRD was not appropriate. Attorney Sebring said she asked the Crouthamels if there was anything the Weavers could do to satisfy them. Their response was that there is nothing the Weavers could do to satisfy us. Attorney Sebring said single access is permitted per ordinance. She also mentioned school bus access and fire truck concerns have been addressed. Attorney Sebring explained that the new development will bring water in along with additional fire hydrants. She said the proposed subdivision has complied with the township and Scott Shoups review letter. Mr. Schultz said he met with the School District at the location and their only concern was the vegetation at the entrance that will need trimmed back. Mr. Franceschina said he would like to see 1 acre lots along the northern side of the property. Mr. Schultz commented that along Pearce Road the vast majority of lots have front yards widths from 120 feet to 180 feet. Attorney Sebring stated this property is not going to be sold to retain the horse farm. Mr. McKinney voiced that the development cannot be stopped and they have met all the zoning requirements.

Attorney Patrick Auth was present to represent the Crouthamels. He stated the Hickory Glen application does not meet the zoning.

Brenda Mazzotta lives at 1509 Three Degree Road and had concerns that the developer was going to take a portion of her property for a second access. She stated she was never notified. Mr. McKinney explained how an access could benefit an owner. He said it would be current owners choice to approve it or not. Mr. McKinney explained the paper street did not extend beyond the Simmons property and has been relocated to the east away from the Crouthamel property.

Brett Schultz with Weaver Master Builders explained the idea behind paper streets is not to take any property. Attorney Sebring stated property owners and their heirs can benefit from paper streets for ingress and egress.

Tina Wilson lives at 105 Good Luck Lane and had concerns about 10 foot side yards.

Garrett Sullivan lives at 123 Pearce Road and wanted to know the total number of homes that can be built before a second access was required. Mr. McKinney stated the number of homes allowed before a second access is required is 60.

Mr. Franceschina asked Mr. Schultz if the Weavers were willing to upgrade Pearce Road and Mr. Schultz replied no.

Mat Simmons spoke on behalf of his mother, Joan Simmons, who lives at 144 Pearce Road. He stated his mother, Joan Simmons, ran a successful business for years from her farm with horse trailers and tractor trailers traveling numerous times a day with no issues. He said having the development would not impact the community at all.

Michele Jackson lives at 1525 Three Degree Road and commented that she has no issues with the development but to please consider all the concerns that have been mentioned.

Mr. McKinney recommends for the PRD to move to the Board of Supervisors.
Mr. Franceschina abstained.

On a motion by Marilyn Watson and seconded by Bob Downie, this PRD will move to the Board of Supervisors with no recommendation.
Three were in favor.

Mr. Schultz rejoined the Planning Commission at 6:35 P.M.

NEW BUSINESS

Arabian Fields Revision No. 4

The revision is to dissolve open space and convey it to adjacent land owners. Jimmy Sperdute spoke on behalf of Arabian Fields Associates. They would like to dissolve the open current open space. Mr. Sperdute stated this was not required open space; the intent was to provide a horse trail to be constructed that never took off. The Home Owners Association maintains the property. The purpose for this is to eliminate the open space and dissolve the HOA. Mr. Olsen recommends conserving the easement. Mr. Olsen stated he would like that to be noted on the deed.

Mr. Sperdute asked if Arabian Fields could be suspended until the end of the meeting. The Planning Commission was in agreement to suspend.

Heritage Creek Shoppes West Plan No. 2

Location Scharberry Lane

Jimmy Sperdute spoke on behalf of FKS Properties. Mr. Sperdute stated this was a minor subdivision and would like a revision for the two existing properties and to create a right of way for the extension of Scharberry.

Phil Malitsch with Hanover Engineering explained when creating a right of way both properties will need recorded for financing purposes.

On a motion by Marilyn Watson and seconded by Tom Franceschina, this minor subdivision was given preliminary approval.

Five were in favor.

228 Auto Mall

Location Route 228 (adjacent to Mars Bank)

FKS is proposing to construct a 5,800 square foot commercial building for auto sales.

Phil Malitsch from Hanover Engineering was present to represent FKS Properties.

Mr. Malitsch said they are looking for preliminary and final approval. Mr. Schultz stated the ordinance permits the maximum lot coverage to be 60% and the 73% that they are proposing will not be approved. Mr. Malitsch mentioned Doodlebugs was given approval for Bufferyard G even though the zoning ordinance requires C. Mr. Peaco stated after 15 years the Bufferyard Ordinance needs to be reviewed. Mr. Malitsch explained in referencing Mr. Olsen's review letter number 5 there will be no tractor trailers delivering vehicles. He said all vehicles will be shuttled in. Mr. McKinney stated a traffic study will need to be performed. The Planning Commission agreed a trip generation would be accepted. Mr. Franceschina stated as long as it is official. Mr. Olsen said there is concern regarding the 11% grade on the hill coming off Route 228. Mr. Schultz had questions regarding the drainage. He stated they need to meet with Penn DOT and Mr. Olsen once the plans are submitted. Mr. Olsen stated the ordinance requires a cul-de-sac and he would like to see it bonded. Mr. Schultz stated the landscape details need to be added to the plans.

On a motion by Marilyn Watson and seconded by Brett Schultz, this plan was tabled until corrections are made.

Five were in favor.

Arabian Fields Revision No. 4

Location Carriage Hill Drive.

Mr. Sperdute brought the documentation that the Planning Commission needed.

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

OTHER

Overlay Revisions

The Planning Commission will review the draft that Mr. Sean Gallagher provided for revising and establishing the Route 228 overlay district and related provisions.

Mr. McKinney announced there will be a Work Session on Monday, January 16, 2017, at 4:30 P.M. He stated at that time the applicants that have applied for the position on the Planning Commission will be interviewed.

Mr. McKinney said the overlay revisions and Impact Fees will be postponed until the Work Session.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 7:35 P.M.

Five were in favor.