

Adams Township Planning Commission Meeting

Minutes

January 3, 2024

I. **Call to Order**

- a. Meeting to be called to order at 7:30 pm. The following Planning Commission Board Members are to be determined to attend:
 - i. Ron Young (RJ) - Chairman
 - ii. Percy Helsel
 - iii. Ed Pentrack
 - iv. John Nibert
 - v. Rick Lehman
 - vi. Randy Cortese
 - vii. Rebecca Rusnak - Recording Secretary
- b. Zoning Officer – Representative from the CCBCEA d/b/a Laurel Municipal Inspection Agency – *Melissa not in attendance*
- c. The following people are to be listed as attendees to the meeting:
Jason Horner, JRE Engineering, to discuss Reppin Realty sketch plan.
Michael Barton, Frederick Brown Surveying, to discuss Gelles and Gallagher subdivisions.
Randy Cortese, to discuss Percy Helsel, Sam Carpenter properties

II. **Previous Meeting Minutes to be reviewed and voted upon**

1st Randy Cortese

2nd John Nibert

III. **Correspondence to be reviewed**

- a. Adam's Township Supervisor Meeting Minutes
- b. PSATS Township News
- c. Sewage planning module needs signed for subdivision.

IV.

Visitors and Public Input

V. **Old Business & New Business**

a. Old Business

- I. Still working on solar ordinance and outdoor furnace ordinance. Will continue working on this at workshop meeting following this meeting.

- II. Motion to approve Adjoining Land Merger for Forest Hills Drive/Helsel Road for Percy Helsel. Mr. Helsel submitted the Adams Township fee along with a completed *Application SD94-3 Adams Township Review of a Final Subdivision Plan*. Property located at 1976 Forest Hills Drive (.094 acres mostly right of way)
Motion to approve: Ed
Seconded: John
All in Favor
Abstained: Randy and Percy

b. New Business

- I. **Yearly Reorganization** for Board to nominate a Chairman and Vice Chairman, etc. *Nominated RJ as Chairman, Rick as Vice Chairman.*
Motion to approve: Ed
Seconded: Percy
All in Favor
Abstained: RJ and Rick

The Planning Commission also reviewed dates for upcoming meetings for 2024.

- II. Motion to approve Gelles Land Merger -was continued/tabled from last meeting-now was corrected/edited. He decided to change the line (5 to 5 ½ feet of the property line) rather than move the shed. Payment for the Adams Township fee was received.
Motion to approve: Ed
Seconded: Randy
All in Favor
- III. Sketch plan for Reppin Realty LLC-basketball Facility project located at 1911 Forest Hills Drive from JRE Engineering. Mr. Jason Horner had some questions regarding the parking requirements for the basketball facility and presented plans for the group to review. Mr. Horner is providing assistance through the permitting process. Mr. Horner stated they are looking to have an average of 48 parking spots initially, which would provide them with enough parking for teams, referees, employees, etc. He would like approval for the 48 spots. Also, options to add additional parking in the future would bring them up to 66 parking spots then possibly up to 81 parking spots respectively, should the need arise. The storm water plan would address this. Parking spots will be calculated as if it is all paved. There will be a 10-foot landscape buffer around any parking areas. There will not be much excavation completed. The landscape buffer for the facility will be the tree line and they will start with 48 parking spaces and will determine future spots based on growth of the facility. Mr. Horner stated they are working with PennDOT on other items. The plan is showing the roadway as gravel, but it will be paved. Sight distance calculations, etc. have been completed. Storm water facility will be in the front and a rain guard in the back. Infiltration is scheduled for the next couple of weeks, and they will be completing an infiltration study. Mr. Horner stated they will complete a test pit which is required for the permit. The final plans will be submitted in March or April.

- iv. Preliminary subdivision plan for Pat Replogle located at 1948 Oakridge Drive. The adjoining land merger was reviewed and there were no comments or questions. The Adams Township subdivision fee was received.

Motion to approve: John

Seconded: Rick

All in favor

- v. Sam Carpenter, property located at 264 Baumgardner Road. A 2-lot subdivision and an adjoining land merger is being proposed (*final subdivision*). Letters of approval have been received from Highland Sewer and Water and Forest Hills Municipal Authority. The Adams Township subdivision fee was received.

Motion to approve: Ed

Seconded: Percy

All in favor

Abstained: Randy

- vi. Troy A. and Patricia L. Gallagher, property located at 113 Fern Street, Summerhill PA 15958. Subdivision ground owned by Ron Hudec, Tax Map 01-013-126.000. (*final subdivision*) Adams Township fee received.

Motion to approve: Randy

Seconded: Percy

All in favor

Abstained: Randy

Zoning Officer Report to be submitted by a representative from the CCBCEA d/b/a Laurel Municipal Inspection Agency, reviewed and voted upon.

VI. **Adjournment**

Meeting adjourned at 8:59 P.M.

1st Rick Lehman

2nd John Nibert

Respectfully submitted,
Rebecca A. Rusnak