**Adams Township Planning Commission Meeting Minutes**

**September 2nd , 2020 -**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Edward Pentrack
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb– Recording Secretary
   2. Barb Frantz and Melissa Stiles – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Heidi Lushko, Sarah’s Gourmet Pretzels
      3. Sharon and George Rozum and Tim Troy
2. **Previous Meeting Minutes**
   1. The August 5th, 2020 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, John 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 8/10/2020 Adams Township Board of Supervisors meeting minutes
   2. 7/2/2020 letter from Musser Engineering about meeting the 150 feet sight distance for the proposed Windber Country Club Subdivision along Krayn Road. This letter will be scanned and emailed back to Jen to be included with the official file of this subdivision.
   3. September 2020 Zoning Officer’s Report
4. **Visitors and Public Input**
   1. Heidi Lushko here to inquire to about how to be approved to operate and move her business to her new home at 227 Huff Street, Dunlo, PA named “Sarah’s Gourmet Pretzels”. Barb was here to state that she has been in communication with Heidi to discuss the home based business requirements. RJ stated that the Planning Commission has no objections to her proposal and the Heidi will need to continue discussions with Barb to finalize her application
   2. Sharon and George Rozum and Tim Troy here to inquire about building an additional home and or an addition onto Sharon and George’s current property located off of 50 Acres Road and to comply with the existing sewage facility. Existing and proposed building dimension (especially the side set-backs) will have to be evaluated within the setback requirements, while the location of front of existing house shall be honored.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
7. Barb Frantz and Melissa Stiles here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. The July 2020 Zoning Officer’s Report where for 13 building permits.
8. **Adjournment**
   1. Jacki 1st motions to adjourn the meeting at 7:50 pm, Ed 2nd, all were in favor and the motion passed.

**August 5th , 2020 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Edward Pentrack
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb– Recording Secretary
   2. Barb Frantz and Melissa Stiles – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Dennis Gdula, Township Supervisor
2. **Previous Meeting Minutes**
   1. The July 1st, 2020 meeting minutes were presented for us to read and review. Percy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. August 2020 Pennsylvania Township News magazine
   2. 7/6/2020 and 7/27/2020 Adams Township Board of Supervisors meeting minutes
   3. July 2020 Zoning Officer’s Report
   4. 7/16/2020 Cambria County Planning Commission letter concerning the Cooney Brothers Coal Company Subdivision for Shari L. Mock
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. The New Adams Township Zoning Ordinance of 2020 was 1st motioned to be approved by Ed, Randy 2nd, all were in favor and the motion passed.
      2. The Cooney Brothers Coal Company Subdivision for Shari L. Mock was presented for review. The plan proposes to create a non-building side lot from Cooney Brothers Coal Company of Lot 2 of 32.75 acres to be added to parcel 01-014-113.005 of 12.42 acres owned by Shari L. Mock to then be a total of 45.17 acres for parcel 01-014-113.005. As per the Adams Township Subdivision and Land Development Ordinance of 1994, Section 308, D, page 22, Shari Mock must provide proof of plan recording and all newly created/recorded deeds to the Adams Township Planning Commission within 90 days from the approval date of 8/5/2020. Failure to provide the proof of recording and all newly created/recorded deeds will render the approval of the plan null and void. Therefore pending the receipt of the documents stated above, Percy 1st made the motion to approve the plan, John 2nd, all were in favor and the motion passed. The commission directed Pat to write a letter to Cooney Brothers Coal Company, Shari L. Mock, and Fred Brown to inform them that Shari Mock has 90 days from the approval date of 8/5/2020 to provide proof of plan recording and all newly created/recorded deeds to the Adams Township Planning Commission. Failure to provide the proof of recording and all newly created/recorded deeds within 90 days of 8/2/2020 will render this motion null and void.
6. **Zoning Officer Report**
7. Barb Frantz and Melissa Stiles here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. The July 2020 Zoning Officer’s Report where for 15 building permits.
8. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:30 pm, Randy 2nd, all were in favor and the motion passed.

**July 1st , 2020 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. Jackie Ritko
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb– Recording Secretary
   2. Melissa Stiles – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Ray Haupt for the Cider Press Subdivision
      3. Harry Graham, Musser Engineering, here for Windber Country Club
      4. Paul Hoffman
2. **Previous Meeting Minutes**
   1. The March 4th, 2020 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
   2. The June 3rd, 2020 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes with the correction that Rich Webb was not in attendance, John 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. July 2020 Pennsylvania Township News magazine
   2. Johnstown Tribune-Democrat 8/5 and 8/10 public meetings to present/approve the 2020 replacement zoning ordinance.
   3. 6/15/2020 Adams Township Board of Supervisors meeting minutes
   4. May and June 2020 Zoning Officer’s Report
   5. $80 Invoice from Pat Webb for Zoning Ordinance work performed on 6/29/2020
4. **Visitors and Public Input**
   1. Ray Haupt here to submit the Cider Press Subdivision Phase II plan for properties along Cider Press Road. The purpose of the subdivision is to create Lot 3 (6.003 Acres) and to revise Lot 2 by merging parcel “A” to existing Lot 2 to create Lot 2R. Ed 1st made the motion to approve the plan, Rich 2nd, the rest were all in favor and the motion passed.
   2. Harry Graham, Musser Engineering, here presenting for Windber Country Club for a minor subdivision plan of Tax Map No. 01-013-139.000 to create 5 lots (Lots 1 - 0.85 acres, Lot 2 - 1.229 acres, Lot 3 - 0.900 acres, Lot 4 - 0.916 acres, Lot 5 - 2.129 acres), located along Krayn Road. Pending a letter from Musser Engineer that the sight distance meets and or exceed the Township requirements and the dedication of a driveway turn around, Percy 1st made the motion to approve the plan, Rich 2nd, the rest were all in favor and the motion passed.
   3. Ray Haupt here to discuss multiple plans to convey properties in Mine 42 and in Elton View Estates.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
7. Melissa Stiles here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. The May and June 2020 Zoning Officer’s Report where for 30 building permits.
8. **Adjournment**
   1. Jackie 1st motions to adjourn the meeting at 8:00pm pm, Ed 2nd, all were in favor and the motion passed.

**June 3rd , 2020 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Randy Cortese
      3. Edward Pentrack
      4. Jackie Ritko
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb– Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Neal Margroff
      3. Ron Garman and Josie Helsel
      4. Ron Lattanzio
      5. Jim Vasilko here
      6. Richard Rodgers
      7. Harry Graham, Musser Engineering, here for Windber Country Club
      8. Tim Leventry, Windber Country Club
      9. Deb Duca
      10. Todd Coleman, Minetech Engineers, for Ridge Energy
2. **Previous Meeting Minutes**
   1. The March 4th, 2020 meeting minutes were not presented for us to read and review.
3. **Correspondence**
   1. 3/23/2020, 4/6/2020, 4/20/2020, and 5/11/2020 Adams Township Board of Supervisors meeting minutes
   2. March and April 2020 Zoning Officer’s Report
4. **Visitors and Public Input**
5. Neal Margroff here to submit a plan for Fiber Optic Building. We did not have to make any action on the plan.
6. Ron Garman and Josie Helsel here to show that they did obtain their Adams Township Municipal Authority approval a letter for Tax Map 01-012.-148.005.
7. Ron Lattanzio here with Forest Hills Pharmacy to inquire about applying for a zero side set back. After we discussed, Jackie made the 1st motion to recommend that Ron would have to apply for a special exception at zoning hearing board meeting, Ed 2nd , all were in favor and the motion passed.
8. Jim Vasilko here to inquire about his plans of conforming use within the Uzelac’s Gymnastics property that he will now use for his business. His plans are consistent with the current zoning of the property.
9. Richard Rodgers here to submit for a minor subdivision of Tax Map ID# 01-011.-123 (38.217 acres) into 3 parcels (A - 12.75 acres, B - 12.739 acres, C - 12.739 acres and a residual parcel) to be designated as non-building lots for Eric V. Rodgers, Aaron M. Rodgers, and Chad J. Rodgers located along Oakridge Drive, Randy 1st Ed 2nd. Randy 1st made the motion to approve, Ed 2nd, all were in favor and the motion passed.
10. Harry Graham, Musser Engineering, here presenting for Windber Country Club for a minor subdivision plan of Tax Map No. 01-013-139.000 to create 5 lots (Lots 1 - 0.85 acres, Lot 2 - 1.229 acres, Lot 3 - 0.900 acres, Lot 4 - 0.916 acres, Lot 5 - 2.129 acres), located along Krayn Road. The new lots could be problematic being the frontage of the lots are along a curve of Krayn Road. The plan was not voted on.
11. Tim Leventry here to discuss the use of The Laurel Equipment Sale Minor subdivision plan of the former Wilson Construction Building lot was presented to us to review and we approved on 12/5/2018. The plan illustrated the establishment of Lot #2 from Lot #1 (Parcel 01-056-200.00) Lot #1 will be reduced to 7.14 acres, while new Lot #2 will be 1.53 acres that will contain a detention pond. Lot #1 will remain as R-2 zoning with a vacant building. Also from the plan, the property belonging to the Alt family will also move property lines, but will remain the same size of 1.49 acres. Randy 1st made the motion to approve, Ed 2nd, the rest were all in favor and the motion passed. Therefore, Tim was instructed to apply for a special exception at zoning hearing board meeting to address his proposed interested use of the property.
12. Deb Duca, who owns property from Huff Street. She is here to discuss an abandoned alley, in which she owns on property along the abandoned alley and expressed her concern with the use of the alley by adjacent property owner(s). She inquired on the process for anyone to buy the alley.
13. Todd Coleman, Minetech Engineers, for Ridge Energy concerning the removal/processing of the refuse pile in Mine 42 under a Government Finance Construction Contract (GFCC), which is not an active surface mining permit. A GFCC is abandoned mine reclamation project to remove as much of the refuse pile as possible and then to revegetate whatever areas that they disturb. Todd is looking for support a special exemption at a zoning hearing board meeting. After reviewing the plan and speaking with Todd, the Adams Township Planning Commission supports the removal of the refuse pile.
14. **Old Business & New Business**
    1. Old Business
       1. The April and May Planning Commission Meetings where not held due to the COVID-19 government shutdown.
    2. New Business
       1. None
15. **Zoning Officer Report**
16. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. But, the March and April 2020 Zoning Officer’s Report where for 20 building permits and 1 electrical service.
17. **Adjournment**
    1. Jackie 1st motions to adjourn the meeting at 9:00pm pm, Jon 2nd, all were in favor and the motion passed.

**March 4th, 2020 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Edward Pentrack
      3. Jackie Ritko
      4. John Nibert
      5. Percy Helsel
      6. Pat Webb– Recording Secretary
   2. Melissa Styles here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency as the Township Zoning Officer
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Dennis Gdula, Township Supervisor
      3. Ron Dibble
      4. Ian Akemory, UPJ student observer
      5. Matt Sisaka, UPJ student observer
2. **Previous Meeting Minutes**
   1. The February 5th, 2020 meeting minutes were presented for us to read and review. Percy 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 2/10/2020 and 3/2/2020 Adams Township Board of Supervisors meeting minutes
   2. March 2020 Pennsylvania Township News magazine
   3. 3/2/2020 Email from Solicitor Barbin concerning a proposed standard subdivision 90 day approval note
   4. February 2020 Zoning Officer’s Report
4. **Visitors and Public Input**
   1. Ron Dibble here to ask about the proposed Zoning Ordinance changes in R-2. Ron was informed that the new ordinance is currently being reviewed by the county before it is posted for the official public review. The new ordinance book is actually in the township secretary’s office currently for anyone to review.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Mark informed the Planning Commission that he was designated to be a liaison to represent the Township Supervisors at all Zoning Hearing Board Meetings.
      2. Discussion of the 3/2/2020 Email from Solicitor Barbin concerning a proposed standard subdivision 90 day approval note. All members thought the note looked good to be added to all future plan submissions. Therefore, we could request that all plan submission to include the note and or to add the note to the Subdivision Ordinance Book that could be revised by the commission in the future.
      3. Melissa Styles to comment for Randy Cortese about in the Urban District, concerning Section 90602, d., “Set back and lot area for any use other than residential shall be subject to approval of the Planning Commission.” Question being should it be the Zoning Hearing Board and not the Planning Commission’s approval.
6. **Zoning Officer Report**
   1. Melissa Styles was here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Melissa submitted the February permit report for 5 building permits.
7. **Adjournment**
   1. Percy 1st motions to adjourn the meeting at 8:14 pm, Ed 2nd, all were in favor and the motion passed.

**February 5th, 2020 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Edward Pentrack
      5. Jackie Ritko
      6. John Nibert
      7. Percy Helsel
      8. Pat Webb– Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
2. **Previous Meeting Minutes**
   1. The January 8th, 2020 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Adams Township Zoning Requirements Checklist – Provided by Mark Bucci
   2. 2/5/2020 thank you letter from Township Supervisor for the Zoning Ordinance workshop work
   3. 1/27/2020 Adams Township Board of Supervisors meeting minutes
   4. 1/27/2020 Planning Commission Zoning Ordinance workshop meeting minutes
   5. February 2020 Pennsylvania Township News magazine
   6. The Township Planner 2020, 1st Quarter Newsletter.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. Pat submitted a printed copy of the new Zoning Ordinance book to Mark Bucci. It will be available to be sent to the Cambria County Planning Commission’s review and also for the book to be available for public review once the public notice is advertised in the Tribune Democrat. Pat also submitted an hourly invoice to Mark for his work on the new book.
   2. New Business
      1. Since Mark provided the Adams Township Zoning Requirements Checklist, Pat will scan the checklist and email it back out to everyone.
      2. Randy discussed the need to have a meeting with staff at Cambria County for plan recordings. While he checks into the process that is followed in Somerset County that seems to work well, Mark will reach out to Cambria County Commissioners to determine if a meeting can be scheduled.
6. **Zoning Officer Report**
   1. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:06 pm, Percy 2nd, all were in favor and the motion passed.

**January 8th , 2020 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Edward Pentrack
      5. Jackie Ritko
      6. John Nibert
      7. Percy Helsel
      8. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Dennis Gdula, Township Supervisor
      2. Mark Bucci, Township Supervisor
      3. Josh Baker, (Zoning Commission alternate member)
2. **Previous Meeting Minutes**
   1. The December 4th, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 12/16/2019 Adams Township Board of Supervisors meeting minutes
   2. Zoning Officer’s Report for November 2019 and December 2019
   3. January 2020 Pennsylvania Township News magazine
   4. May 3-6, 2019 PSATs Conference Invitation Information in Hershey, PA
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Yearly Re-Organization Meeting Minutes:
         1. Upon Approval of the Township Supervisors, Ed made a motion to keep the same members at our current positions and pay. Randy 2nd, all were in favor and the motion passed.
         2. Randy made a motion to have the Planning Commission Meeting dates for 2020 starting at 7:30 pm to be: 1/8, 2/5, 3/4, 4/1, 5/6, 6/3, 7/1, 8/5, 9/2, 10/7, 11/4, and 12/2, Ed 2nd , all were in favor and the motion passed.
         3. A workshop meeting to discuss and approve the changes in the new Zoning Ordinance Book with the Township Supervisors and Township Solicitor Barbin will be held on Monday, 1/27/2020 @ 6 pm at the township building. Pat will present the new Zoning Ordinance Book from his computer with a projector onto a wall in the room. Everyone will be able to discuss and comment on the new Zoning Ordinance Book with their copy that illustrates all the changes in red text that Jen printed out for everyone last fall.
6. **Zoning Officer Report**
   1. Barb Frantz was here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the November 2019 permit report for 3 building permits and the December 2019 permit report for 2 building permits.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 8:04 pm, Randy 2nd, all were in favor and the motion passed.

**December 4th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. Jackie Ritko
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb– Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Neil Sivec, FHMA
      2. Mark Bucci, Township Supervisor
2. **Previous Meeting Minutes**
   1. The November 6th, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 12/2/2019 Adams Township Board of Supervisors meeting minutes.
4. **Visitors and Public Input**
   1. Neil Sevic of FHMA here to present the Phoebe M. Gordon Estate Subdivision plan to convey a portion of their property to FHMA located along S.R. 11009, Peaceful Valley Road. FHMA will construct a pump station for a sewer line extension project to be placed on new Lot 2 of 0.15 acres from the Gordon Estate Lot 1 (Tax Map 01-010-135.00), in which Lot 1 will now be 13.37 acres. Jackie 1st made the motion to approve the plan, Ed 2nd, all were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb did email everyone the November report earlier. We did not print out the November report to review; therefore we will wait until the January 2020 meeting to review the November and December 2019 Zoning Officer Reports.
7. **Adjournment**
   1. John 1st motions to adjourn the meeting at 8:01 pm, Ed 2nd, all were in favor and the motion passed.

**November 6th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. John Nibert
      5. Percy Helsel
      6. Randy Cortese
      7. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Ray Haupt
      2. Mark Bucci, Township Supervisor
2. **Previous Meeting Minutes**
   1. The October 2nd, 2019 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. The Township Planner 2019, 4yh Quarterly Newsletter.
   2. November 2019 Pennsylvania Township News magazine.
   3. 10/7/19 Adams Township Board of Supervisors meeting minutes.
4. **Visitors and Public Input**
   1. Ray Haupt here to present the Cider Press Subdivision for Building Lot 1 (9.927 acres) from Tax Map No. 01-004-101.000 as Tract 12 that will result as 45 acres +/- and Non-Building Lot 2 (14.518 acres) from Tax Map No. 01-004-100.000 as Tract 11 that will result at 39 acres +/-. Pending the correction of all set-back lines to 50 feet and located along the opposite side of Blue Road that the isolated triangular residual area of Tract 11 will be added to Tract 12, Randy 1st made the motion to approve the plan, Percy 2nd, the rest were all in favor and the motion passed.
   2. Randy Cortese here to submit an Adjoining Land Merger Subdivision Plan for Ed & Diane Pentrack located along Ragers Hill Road (S.R. 3024). Percy 1st made the motion to approve the plan, Rich 2nd , Randy and Ed abstained from voting due to Randy’s involvement of surveying Ed’s property, and therefore the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. The ordinance workshop to finish the proposed changes began at 6:30pm and will continue following the end of this meeting.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the September permit report for 11 building permits.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:01 pm, Rich 2nd, all were in favor and the motion passed.

**October 2nd , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Edward Pentrack
      3. John Nibert
      4. Percy Helsel
      5. Randy Cortese
      6. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Travis Fyock
      2. Matt Harnett
      3. Ron Musser
      4. Marc Bucci, Township Supervisor
      5. Dennis Gdula, Township Supervisor
2. **Previous Meeting Minutes**
   1. The September 4th, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Ed 2nd , all were in favor and the motion passed.
3. **Correspondence**
   1. Peoples Natural Gas letter and Public Awareness & Safety flyer.
4. **Visitors and Public Input**
   1. Tim Fyock here from the Dunlo United Methodist Church to inquired about parallel placing a 45.5” x 72” sign, 6’ high above the ground that will be located 10’ from the edge of macadam of Donahoe Street. It will meet the propose ordinances that may take effect after January 2020. Therefore Tim will wait until January 2020 for the Township to review the application to install the sign.
   2. Matt Harnett here to submit the approval of the Layton Minor Subdivision I, located off of Helsel Road. The plan illustrates that the original 35.82 acres (Tax ID# 01-011.-119.00) will be divided into Residual Lot 1 of 18.90 acres that contains the existing dwelling, Non-Building agricultural use Lot 2 of 8.38 acres, and Non-Building agricultural use Lot 3 of 8.54 acres. The plan illustrates existing and proposed holding tanks that are not necessary for this subdivision plan submission. The planning commission recommend that all references of holding tanks be removed of the plan and then be resubmitted for review. The plan was reviewed. Percy 1st made the motion to approve preliminary site plan pending that the removal of all reference of holding tanks being removed from the plan, John 2nd , all were in favor and the motion passed.
   3. Ron Musser here for Josh Baker to present a for review only a preliminary subdivision plan located off of Cider Press Road and Blue Road of Tax Map Parcels: 01-004-105.00 and 01-004-101.00. The plan showed subdivisions of Lot 1 will be a 9 acre building lot, Lot 1A (14.861 acres) and Lot 1B (15 acres) will be non-building lots. The Planning Commission provided comments to Josh and Ron concerning the labeling of the proposed parcels to be corrected.
   4. Randy Cortese here to submit a subdivision plan for Walter H. and Mary L. Christ located along Forest Hills Drive (S.R. 160). Percy 1st made the motion to approve the plan, Ed 2nd , Randy abstained from voting due to his involvement of surveying the property, and therefore the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. The ordinance workshop to finish the proposed changes is scheduled before our regular Planning Commission meeting on Wednesday, November 6th , 2019 from 6:30pm to 7:30pm
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the September permit report for 16 building permits.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 9:12 pm, John 2nd, all were in favor and the motion passed.

**September 4th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Edward Pentrack
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. Jackie took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting
     1. Sue Toth
     2. Steve Paluch
     3. Marc Bucci, Township Supervisor
     4. Dennis Richards, Township Supervisor

1. **Previous Meeting Minutes**
   1. The August 7th, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. September 2019 Pennsylvania Township News magazine.
   2. Galen George subdivision storm water management plan approval letter from EADS, township engineer.
3. **Visitors and Public Input**
   1. Sue Toth of Kam’s Kars here to present a design for fencing, sign, and building to replace existing shed located on the property at 181 Washington Street in St. Michael. The building will be a 24’ X 48’ dimension and will have 3 garage bays. It will meet the setbacks. Site plan was reviewed. Ed 1st made the motion to approve the site plan, Percy 2nd , all were in favor and the motion passed.
   2. Sue Toth of Kam’s Kars also presented a conceptual plan for a storage garages. This property was previously turned down by the zoning hearing board for a dimensional variance. This revised conceptual plan will meet the setbacks but she will need to apply for a zoning hearing board meeting/review for a use variance for the storage units which are not permitted in the Urban zone. The preliminary site plan was reviewed. Percy 1st made the motion to approve preliminary site plan, Ed 2nd , all were in favor and the motion passed.
   3. Steve Paluch was here to inquire about rules for installing electronic signs in an AR-1 zone. The board has been sending people to the zoning hearing board because our ordinance does not address them. Steve also inquired about a pedestrian crossing sign for state Rte. 160 at the Dollar General in Salix. He was informed he must speak to Penn DOT about any pedestrian crossings on state roads.
4. **Old Business & New Business**
   1. Old Business
      1. A workshop will be scheduled for the end of October to finish working on the ordinance revisions.
   2. New Business
      1. None
5. **Zoning Officer Report**
   1. Barb Frantz was here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the August permit report for 19 building permits.
6. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:40 pm, Percy 2nd, all were in favor and the motion passed.

**August 7th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Edward Pentrack
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Josh Baker
      2. Percy Helsel
      3. Marc Bucci, Township Supervisor
      4. Dennis Gdula, Township Supervisor
2. **Previous Meeting Minutes**
   1. The July 10th, 2019 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. August 2019 Pennsylvania Township News magazine.
   2. 7/22/19 Adams Township Board of Supervisors meeting minutes.
4. **Visitors and Public Input**
   1. Josh Baker here to talk about property that he is buying located along Cider Press Road. He would like to know what will be needed to install a water line from Palestine Road to where he would like to build off of Cider Press Road. He is in contact with the local water authority. Josh is planning to do a subdivision of the property as well, therefore, Josh was directed to contact an engineer and a surveyor to prepare the plan. He was also told to inquire about applying for a building permit once a subdivision is approved.
   2. Percy Helsel here to present a minor subdivision plan of a Non-Building lot property that he owns that is located off of Helsel Road. This is the same plan that was brought for our review when it was presented as a proposed Building lot plan. This revised plan proposes to split the single parcel into two separate Non-Building lot parcels. John 1st made the motion to approve the plan of the Non-Building lots, Ed 2nd, Percy abstained from voting, all were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. The Planning Commission has requested Pat to write a letter to our township engineer, The EADS Group, to obtain a copy of the Township’s Engineer approval letter of the storm water management plan of the George Properties LLC Subdivision site.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the July permit report for 14 building permits.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 7:48 pm, Ed 2nd, all were in favor and the motion passed.

**July 10th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. John Nibert
      5. Percy Helsel
      6. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. David Papcunik
      2. Irene Baker
      3. Percey Helsel
2. **Previous Meeting Minutes**
   1. The June 5th, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. The Township Planner 2019, 3rd Quarterly Newsletter.
   2. July 2019 Pennsylvania Township News magazine.
   3. 6/10/19 Adams Township Board of Supervisors meeting minutes.
   4. 7/1//19 Adams Township Board of Supervisors meeting minutes.
4. **Visitors and Public Input**
   1. Dave Papcunik was here to present a plan that illustrated to adjoin half of an abandoned township alley property located south of the intersection of Maple Street and Church Street. The Supervisor’s had approved this plan recently. Therefore since the township supervisors had approved the plan, Rich 1st made the motion to approve the plan, Ed 2nd, all were in favor and the motion passed.
   2. Irene Baker is here to discuss a concern that she has had for over 1.5 years concerning property owned by Ted Gibeg who is apparently leasing his property to the Homer Nipple Trucking Company near the general area of 133 Track Lane and Old Bedford Pike. Irene states that the trucking company has been performing multiple commercial actions at various times of the day and night, during any day of the week on a property that may not be consistence to its Urbanized zoned designation owned by Ted Gibeg. The Planning Commission provided the township’s zoning officer’s information of 814-344-5067 for the CCBCEA d/b/a Laurel Municipal Inspection Agency to Irene.
   3. Percy Helsel here to present a minor subdivision plan of a property that he owns that is located off of Helsel Road. The plan proposes to split the single parcel into two separate parcels. Pending the future sewage approval letter that will be needed for the property to be developed as a building lot. John 1st made the motion to approve the plan that will then be signed once the future sewage approval is submitted, Ed 2nd, Percy abstained from voting, all were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. The 4/12/19 comment email from Mr. Barbin will be discussed at a future workshop to be scheduled sometime in August or September. Pat will text Planning Commission members to schedule the meeting as the township office.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was not here to represent the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb emailed the June permit report for 18 building permits and 2 electrical services.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:00 pm, John 2nd, all were in favor and the motion passed.

**June 5th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Edward Pentrack
      5. Randy Cortese
      6. John Nibert
      7. Percy Helsel
      8. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. Jackie took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting:
     1. Mark Bucci, Township Supervisor
     2. Dennis Richards, Township Supervisor

1. **Previous Meeting Minutes**
   1. The May 1st, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. Letter from Verizon stating that there will be a fiber optic crossing the railroad on where it crosses Mill Road.
   2. June 2019 Pennsylvania Township News magazine
   3. Letter from PennDOT concerning a roadway safety study on Route 756 from the Belmont Street/Nees Avenue intersection to Route 160.
   4. Letter concerning a public meeting on June 6th, 2019 that was held at the Richland Municipal building.
   5. Letter from the Cambria County Conversation District for the completeness notification for a NPDES permit for storm water discharges associated with the Forest Hills athletic fields.
3. **Visitors and Public Input**
   1. Not Applicable - No visitors at tonight’s meeting.
4. **Old Business & New Business**
   1. Old Business
      1. Final land development plans for the Forest Hills Athletic Facility Improvement Project, Randy 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
   2. New Business
      1. Discussion with Mark Bucci about Dennis Mehall on Baumgardner Road. Dennis wants to split his 4.8 acre parcel in half and deed it to his son. He is in the agricultural zone and will need to apply for a variance.
      2. Discussion with Mark Bucci about the Windber Country Club. The Windber Country Club would like to develop an approximately 10 acre tract along the rear of the golf course that has frontage on Krayn Road.
      3. Mark Bucci said Tyler Conrad is the new owner of the RR bed between Dunlo and Sidman. His contact is 814-244-6663.
5. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the April and May permit report.
6. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:00 pm, John 2nd, all were in favor and the motion passed.

**May 1st , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Jackie Ritko
      3. Edward Pentrack
      4. Randy Cortese
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. 2 visitors where in the audience tonight, but did not sign in
2. **Previous Meeting Minutes**
   1. The March 6th meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
   2. The April 3rd meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 5/1/19 Note from Mark Bucci to RJ concerning Mrs. Costlow’s property along Wissinger Street.
   2. 3/28/19 summary document of all changes illustrated in red text recommended by the Adams Township Planning Commission during the following work shop meetings held on; 1/9/19, 1/21/19, 2/18/19, 3/12/19, 3/18/19, and 3/25/19. This document can be used by the reader to compare it to pages referenced in Ordinance Number #99, dated 5/7/07.
   3. 4/12/19 email from Bill Barbin in response to our 3/28/19 summary changes of the ordinance that was discussed in a joint meeting with the planning commission, the township supervisors, and Mr. Barbin.
4. **Visitors and Public Input**
   1. None from our visitors.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. Pat will use the 4/12/19 comment email from Mr. Barbin to make revisions to the workshop draft of the ordinance.
6. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency and no report was submitted.
7. **Adjournment**
   1. Percy 1st motions to adjourn the meeting at 7:50 pm, Ed 2nd, all were in favor and the motion passed.

**April 3rd , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Edward Pentrack
      5. Randy Cortese
      6. John Nibert
      7. Percy Helsel
      8. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. Jackie took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting:
     1. Jesse Horner
     2. Fred Brown for John Deitle
     3. Dave Papcunik
     4. Barry Motchenbaugh
     5. Ernie Graham for ELA Sport for Forest Hills School District
     6. Steve Paluch
     7. Mark Bucci, Township Supervisor

1. **Previous Meeting Minutes**
   1. The March 6th, 2019 meeting minutes were not presented for us to read and review and will have to available for next month’s meeting.
2. **Correspondence**
   1. Cambria County Planning Commission approval letter for the Mt. Hope subdivision
   2. Cambria County Planning Commission approval letter for the Forest Hills School Athletic field
   3. EADS letter concerning storm water issues for Forest Hills School baseball field and other athletic fields
3. **Visitors and Public Input**
   1. Jesse Horner here to discuss the possibility of building a car wash on Berwind property on Rte. 160 in the vicinity of the Dollar General in Salix. He had questions about the sewage and the grinder pump. He was told to talk to Berwind and the Forest Hills Sewer Authority. It was noted that currently the sewer line ends at Dollar General.
   2. Fred Brown and John Deitle here to submit a land merger plan of tax map parcel 01-045-232 with tax map parcel 01-045-234 of John Deitle’s property located in Creslo. The land merger plan will enable John Deitle to build a deck that will meet the setback requirements. Ed 1st made the motion to approve, Percy 2nd, the rest were all in favor and the motion passed.
   3. Dave Papcunik here to present a plan/proposal from a copy of a tax map that illustrated to adjoin half of an abandoned township alley with his adjacent property. The Planning Commission directed Dave Papcunik to contact the Township Supervisor’s to review is proposal to determine how he can proceed with his proposal.
   4. Barry Motchenbaugh here with a proposal to use an undeveloped portion of Bridge Street to access the side yard of his property. An adjacent neighbor is already utilizing the area to access his side yard. There was some discussion if this area is an abandoned street or if it is a right of way for Berwind to access a large tract that is located behind the residential properties. Barry Motchenbaugh is going to check with Fred Brown to determine the ownership.
   5. Ernie Graham here for ELA Sport to present final plans for the Forest Hills sports renovation project. They received approval from the zoning hearing board for the field lighting. They received the Cambria County Planning Commission letter of approval and EADS letter of review. There is one minor change to the storm water for the baseball field based on the engineers review. Randy 1st made the motion to approve contingent upon EADS’s review and approval of storm water revisions for the baseball field, Percey 2nd, the rest were all in favor and the motion passed.
   6. Steve Paluch here to ask about the storm water pond at the Dollar General site located on Rte. 160 across from his house in Salix He believes that the pond is not functioning as designed and he believes that the pond has increased water on his property. Township Supervisor, Mark Bucci, said that he will contact the developer and engineer to evaluate and address the problem.
4. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None
5. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the March permit report.
6. **Adjournment**
   1. John 1st motions to adjourn the meeting at 8:30 pm, Randy 2nd, all were in favor and the motion passed.

**March 6th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. Randy Cortese
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Ron Dibble
      2. Steve Sewalk for Galen George
      3. Matt Harlow for ELA Sport for Forest Hills School District
      4. Mark Bucci, Township Supervisor
2. **Previous Meeting Minutes**
   1. The February 6th, 2019 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, John 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. March 2019 Pennsylvania Township News magazine
   2. Flyer from the Pennsylvania Department of Community & Economic Development for classes in April and May for Zoning Officers and Zoning Hearing Boards. More information at [www.PATrainingHub.org](http://www.PATrainingHub.org)
   3. 9/9/19 signed statement from Joel and Norma Bowser for the William and Karissa Bassett land merger plan along Glory Drive
   4. 3/6/19 Letter from ELA Sport for the Forest Hills Athletic Facility Improvements
   5. 1/9/19 Planning Commission work shop meeting minutes
4. **Visitors and Public Input**
   1. Ron Diblble had nothing to present.
   2. Steve Sewalk here for Galen George to state that at the last regular meeting with the township supervisors that Steve asked for the following modifications of the George Properties LLC Subdivision: the plan is proposing a 22 feet wide cart way versus the ordinance width of 28 feet wide and 120 feet radius versus 128 feet radius. The township supervisors are acceptable with these changes to allow more efficient winter maintenance as long as the planning commission approves of the modification s as well. Randy 1st made the motion to approve, Ed 2nd, the rest were all in favor and the motion passed.
   3. Matt Harlow here for ELA Sport to present preliminary plans for the Forest Hills Athletic Facilities improvement plan. He requested a waiver for a preliminary plan submission. We informed Matt that the waiver is not necessary and that we would accept his plan submission as his final plan for review.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. A workshop meeting to revise the existing Zoning Ordinance Book and Subdivision plan has been set for next Tuesday, 3/12/19 @ 6 pm at the township building. Pat will produce meeting minutes to summary the edits of each of the documents accomplished during the meeting that will be sent to the Township secretary. Sending meeting minutes will document/record the planning commission member’s participation of the meeting to be paid for our work efforts and time to match the same meeting pay rate of our regular monthly meeting minutes.
6. **Zoning Officer Report**
   1. Barb Fantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the February permit report illustrating 6 building permits. Ed made a motion to approve, John 2nd, all were in favor and the motion passed.
7. **Adjournment**
   1. John 1st motions to adjourn the meeting at 8:20 pm, Randy 2nd, all were in favor and the motion passed.

**February 6th , 2019 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. Randy Cortese
      5. John Nibert
      6. Percy Helsel
      7. Pat Webb – Recording Secretary
   2. Melissa Stiles – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Dustin Wirick (EADS Group)
      2. Galen George
      3. Dennis Richards, Township Supervisor
      4. Mark Bucci, Township Supervisor
2. **Previous Meeting Minutes**
   1. The January 2nd, 2019 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. February 2019 Pennsylvania Township News magazine
   2. The Township Planner 2019, 1st Quarterly Newsletter
   3. 1/9/19 Planning Commission work shop meeting minutes
   4. 1/25/19 Cambria County Planning Commission letter for the William M. and Karissa A. Bassett Land Merger
   5. 1/31/19 Adams Township Zoning Board letter for the Mark T. and Teresa M. Meek
   6. 1/28/19 Adams Township Board of Supervisors meeting minutes.
   7. 1/3/19 Adams Township Planning Commission letter to the EADs Group for the Galen George Subdivision
4. **Visitors and Public Input**
   1. Dustin Wirick (EADS Group) here to present a revised plan from the EADs Group for the George Properties LLC Subdivision to address the 1/2/2019 Planning Commission Meeting Minutes. The sewage and storm water approvals still need to be obtained. Ed 1st made the motion to approve, RJ 2nd, the rest were all in favor and the motion passed.
   2. Randy Cortese here to submit the Adjoining Land Merger for the William M. & Karissa A. Basset property located along Glory Drive. Contingent upon receipt of property approval on or before March 6th 2019 from Henry & Sandra Unger, RJ 1st made the motion to approve the plan, Ed 2nd , Randy abstained from voting due to his involvement of surveying the property, and therefore the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. A workshop meeting to revise the existing Zoning Ordinance Book and Subdivision plan has been set for Monday, 2/18/19 at the township building. Pat will produce meeting minutes to summary the edits of each of the documents accomplished during the meeting that will be sent to the Township secretary. Sending meeting minutes will document/record the planning commission member’s participation of the meeting to be paid for our work efforts and time to match the same meeting pay rate of our regular monthly meeting minutes.
6. **Zoning Officer Report**
   1. Melissa Stiles here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. The email report illustrated that for January there were 4 permits issued. Ed made a motion to approve, John 2nd, all were in favor and the motion passed.
7. **Adjournment**
   1. John 1st motions to adjourn the meeting at 8:19 pm, Randy 2nd, all were in favor and the motion passed.

**January 2nd , 2019 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. Randy Cortese
      5. John Nibert
      6. Percy Helsel
      7. Jackie Ritko
      8. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Dennis Richards, Township Supervisor
      2. Mark Bucci, Township Supervisor
2. **Previous Meeting Minutes**
   1. The December 5th, 2018 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. January 2019 Pennsylvania Township News magazine
   2. April 14-17, 2018 PSATs Conference Invitation Information in Hershey, PA
   3. 11/13/19 Adams Township Board of Supervisors meeting minutes.
   4. Equitrans Midstream natural gas pipeline safety brochure.
4. **Visitors and Public Input**
   1. A revised plan from the EADs Group for the George Properties LLC Subdivision was received for our review with the new note # 8 on sheet CS-00 that stated: *“Parcel 01-200-127.002 is to be added back into the parent parcel as a side a lot addition prior to the subdivision of lots 2, 3, 4 and 5.”* The planning commission is not able to approve the submitted plan for the following reasons:
      1. The new note #8 has a typo, the parcel is 01-**002**-127.002, not 01-**200**-127.002
      2. Sheets CS-00 and SD-01 do not illustrate a revision date that should succeed the 7/6/18 original plan date.
      3. Parcel 01-002-127.002 is not labeled on SD-01
      4. A corrected easement illustration for access to the existing Gordon lot (parcel 01-002-127.003) and the existing Silvis lot (parcel 01-002.127.004) shall be established to be illustrated on the plan prior to final plan approval by the planning commission
   2. Pat will write a letter for the township secretary to send back to the EADs Group that will illustrate the review comments above.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. Yearly Re-Organization Meeting Minutes:
         1. Upon Approval of the Township Supervisors, Ed made a motion to keep the same members at our current positions and pay ($30) with the exception of Pat Webb. Pat Webb’s payment will be increased to $55 per meeting to prepare and record the planning commission’s meeting minutes, Percy 2nd, all were in favor and the motion passed.
         2. Percy made a motion to have the Planning Commission Meeting dates for 2019 starting at 7:30 pm to be: 1/3, 2/6, 3/6, 4/3, 5/1, 6/5, 7/10, 8/7, 9/4, 10/2, 11/6, and 12/4, Ed 2nd , all were in favor and the motion passed.
         3. Township Secretary to provide the access password to Pat to use the internet during meetings at the township building.
         4. A workshop meeting to revise the existing Zoning Ordinance Book and Subdivision plan has been set for Wednesday, 1/9/2018 at 6:00pm at the township building. Pat will produce meeting minutes to summary the edits of each of the documents accomplished during the meeting that will be sent to the Township secretary. Sending meeting minutes will document/record the planning commission member’s participation of the meeting to be paid for our work efforts and time to match the same meeting pay rate of our regular monthly meeting minutes.
         5. Official Zoning Hearing Board Meeting Minutes from the Official Stenographer are being requested to be sent to the planning commission for our review.
6. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. The email report illustrated that for December there were 5 permits issued. Randy made a motion to approve, Jackie 2nd, all were in favor and the motion passed.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 9:00 pm, Ed 2nd, all were in favor and the motion passed.

**December 5th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order and chaired by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. John Nibert
      5. Percy Helsel
      6. Randy Cortese
      7. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. Rich took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting:
     1. Fred Brown and Frank Impala
     2. Galen George, Ed Bowser, and Matt Harlow for the Forest Hills School Board
     3. Brian Chirillo, Ron Verostek, Michele Haschak, and Daniel Haschak for Laurel Equipment Sales

1. **Previous Meeting Minutes**
   1. The November 7th, 2018 meeting minutes were here for our review. Rich 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. December 2018 Pennsylvania Township News magazine
3. **Visitors and Public Input**
   1. Fred Brown here for Frank Impala’s residential property. The 5 foot setback distance for a proposed shed is allowed per the ordinance and would not need a Zoning Hearing Board meeting. It was then discussed that a letter from the Planning Commission will be sent to Frank Impala to state in writing our determination. No voting was necessary.
   2. The Laurel Equipment Sale Minor subdivision plan of the former Wilson Construction Building lot was presented for review. The plan illustrated the establishment of Lot #2 from Lot #1 (Parcel 01-056-200.00) Lot #1 will be reduced to 7.14 acres, while new Lot #2 will be 1.53 acres that will contain a detention pond. Lot #1 will remain as R-2 zoning with a vacant building. Also from the plan, the property belonging to the Alt family will also move property lines, but will remain the same size of 1.49 acres. Randy 1st made the motion to approve, Ed 2nd, the rest were all in favor and the motion passed.
   3. Matt Harlow here for the Forest Hills Sports Complex to inform us that they intend to start demolition of the existing visitor’s lights and visitor’s bleachers in preparation for reinstalling the lights and bleachers at their new location.. It was then discussed that a letter to the Forest Hills School Board, the Township Supervisors, and CCBCEA d/b/a Laurel Municipal Inspection Agency from the Planning Commission will be sent stating our concurrence with their plans and to let them know that they will have to check with CCBCEA d/b/a Laurel Municipal Inspection Agency to determine if and when a building permit will be required.
4. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. The Planning Commission’s annual re-organization meeting will be held on 1/2/19 prior to the start of the regular meeting. Township secretary will post the notice in the Tribune-Democrat.
5. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb emailed the November permit report illustrating 4 building permits.
6. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:30 pm, Percy 2nd, all were in favor and the motion passed.

**November 7th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order and chaired by Rich at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. RJ Young – Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentraick
      4. John Nibert
      5. Percy Helsel
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
   2. Melissa Stiles– CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Brian Chirillo, John Hill Real Estate
      2. Ron Verostek
      3. Ray Haupt
      4. Michele Haschak, Berkshire Hathaway
      5. Daniel Haschak, Berkshire Hathaway
      6. Keith Krouse
      7. Ryan Krouse
      8. Percey Helsel
      9. Brian Schrader, Adams Township Supervisor
2. **Previous Meeting Minutes**
   1. The October 3rd , 2018 meeting minutes were here for our review. Rich 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. November 1, 2018, approval letter from the Cambria County Planning Commission concerning the Berwind Corp. Minor Subdivision plan for the new 1.851-acre lot from parcel no. 01-013-100.00.
   2. November 5th, 2018 email for the Berwind Corp. Minor Subdivision plan.
   3. October 22nd , 2018 Adams Township Board of Supervisors Regular Meeting Minutes
   4. October 29th, 2018 EADS Group letter for Act 14, 67, 68, & 127 for a Highland Sewer and Water Authority Water Storage Tank Modifications and Distribution System Replacement of the Beaverdam Water Treatment Plant
   5. November 2018 Pennsylvania Township News magazine
   6. October 2018 Correspondence of the CCCRA trail extension and Stineman Refuse pile remediation project
4. **Visitors and Public Input**
   1. Brian Chirillo and Ron Verostek here, representing a potential buyer, to inquire about the repurposing of the Wilson Construction building to be an adult day care facility that is currently in a R2 zone classification. RJ responded that they would have to apply for a special exception at zoning hearing board meeting to review the proposal. Brian left a preliminary subdivision plan.
   2. Ray Haupt (for Berwind Corp.) here to present a Minor Subdivision Plan for a 1.851-acre lot, leaving 28.651-acre residual of parcel no. 01-013-100.00 that is adjacent to the existing Dollar General store located along S.R. 0160, Forest Hills Drive. Percy 1st made the motion to approve, Ed 2nd , the rest were all in favor and the motion passed.
   3. Percey Helsel here to inquire about property that he owns to possibly prepare an adjoining land merger plan of 2 of his existing properties. He would also like sub divide a separate parcel that he owns. RJ advised him to hire a PLS to prepare the plans to be submitted for the board’s review.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Preliminary plans submitted for the modifications of the Forest Hills Senior High School Football and baseball facilities.
6. **Zoning Officer Report**
   1. Melissa Stiles was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Melissa submitted the October permit report illustrating 18 building permits and 2 electrical services.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 8:25 pm, Percy 2nd, all were in favor and the motion passed.

**October 3rd, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order and chaired by Rich at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. John Nibert
      3. Percy Helsel
      4. Jackie Ritko
      5. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. John Deitle
      2. Gregg Facciani
2. **Previous Meeting Minutes**
   1. The September 5th, 2018 meeting minutes were not printed for our review. However the meeting minutes were previously made available to all members present in email format for us to read and review. Therefore, John 1st made the motion to approve the meeting minutes, Jackie 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. September 27th , 2018 approval letter from the Cambria County Planning Commission concerning the Minor Subdivision and Land Merger plan for Glenn M. Jr. and Elizabeth Katrancha.
   2. October 1st , 2018 Adams Township Board of Supervisors Regular Meeting Minutes
   3. October 2018 Pennsylvania Township News magazine
4. **Visitors and Public Input**
   1. John Deitle would like to replace an existing porch with a deck on his property located in Creslo that is currently made up of 2 separate parcels. The Planning Commission has directed John to proceed with actions to perform for a land merger plan to create a new deed in order to have all parts of his dwelling all one deed.
   2. Gregg Facciani here to present a Minor Subdivision and Land Merger plan for Glenn M. Jr. and Elizabeth Katrancha for property along Weaver Road. The purpose of this plan is to subdivide lot 2 containing 10,971 square feet from tax parcel 1-4-142 and merge it with tax parcel 1-4-126.2. Both parcels will continue to be owned by Glenn M. Katrancha Jr. and Elizabeth D. Katrancha. Percy 1st made the motion to approve, Jackie 2nd , the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the September permit report illustrating 9 new building permits.
7. **Adjournment**
   1. Percy 1st motions to adjourn the meeting at 8:15 pm, Jackie 2nd, all were in favor and the motion passed.

**September 5th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order and chaired by Rich at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Ron Young (RJ) – Chairman
      3. Edward Pentrack
      4. Randy Cortese
      5. John Nibert
      6. Percy Helsel
      7. Jackie Ritko
      8. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Fred Brown for Mike Naugle subdivision
      2. Sue Toth, (Kam’s Kars), St. Michael, PA
      3. Steve Sewalk for Galen George
      4. Aaron Black (Young Associates)
      5. Dustin Wirick (EADS Group)
2. **Previous Meeting Minutes**
   1. The August 1st, 2018 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. August 2nd approval letter from the Cambria County Planning Commission concerning the Michael Valko Sub Division plan.
   2. August 20th Adams Township Board of Supervisors Regular Meeting Minutes
4. **Visitors and Public Input**
   1. Fred Brown here representing the Mike J Valko ET Al Subdivision 2 Plan to convey property to Michael Naugle located along Peaceful Valley Road (S.R. 2003) that will create Lot 5 that will be 4.05 acres. Jackie 1st made the motion to approve, John 2nd , the rest were all in favor and the motion passed.
   2. Sue Toth here for Kam’s Kars to inquiry of how the Planning Commission would evaluate her proposal. She would like to request an 8’ height variance for a fence to be placed along Washington Street (which is an abandoned 14’ right of way width alley), and she would also request a 2nd dimensional variance of a 2 foot set back from the Washington Street right of way line along Market Street. The Planning Commission suggested that Sue apply for Zoning Hearing Board meeting. The commission also has directed Pat to send a letter to the Zoning Hearing Board and Sue Toth to document Sue’s inquiry and to state that the Planning Commission has no objections to Sue’s proposal.
   3. Steve Sewalk here for the George Properties LLC Minor Subdivision plan. Steve stated that the plan obtained the Zoning Hearing Board approval for the cul-de-sac variance. Therefore, the plan illustrates the creation of new Lot 3 to be 1.03 acres, new Lot 4 to be 1.08 acres, existing Lot 2 to be enlarged to 2.36 acres, while Lot 1 remain will remain at 1 acres from a previous subdivision. A new Lot 5 will be 15.57 acres and is currently illustrated on the plan as a residual lot. Also, Randy stated that the street will be required to be paved. Percy 1st made the motion to approve, John 2nd , the rest were all in favor and the motion passed.
   4. Aaron Black here to present the proposed building addition to Krouse Automotive located along Forest Hills Drive (S.R. 160). Aaron stated that the plan was sent to be reviewed by the township engineer (EADS/Steve Sewalk along with Dustin Wirick). Dustin was in attendance and responded that the 8/28/18 review comments (submitted) were addressed adequately through a 9/5/18 letter presented at tonight’s meeting. RJ state that prior to the 1977 zoning of the township, this property was an automotive facility a still remains an automotive facility, which sets the precedence of the property’s use. John 1st made the motion to approve the plan, Percy 2nd , Randy abstained from voting due to his involvement of surveying the property, and therefore the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the June permit report illustrating 11 new building permits and 1 electrical service.
   2. Barb also commented that she is waiting for a recorded copy of the recorded dead for the Ray & Carol Partsch subdivision plan for property along W.P.A. Road before she can issue the building permit. Barb is informing us of this since Ray Partsch thought he could start building because our board approved the subdivision plan
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:15 pm, Jackie 2nd, all were in favor and the motion passed.

**August 1st , 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order and chaired by Rich at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Ron Young (RJ) - Chairman
      3. Edward Pentrack
      4. John Nibert
      5. Percy Helsel
      6. Randy Cortese
      7. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Matt Harnett
      3. Joanne Wajno-Barley
      4. Aaron Black
      5. Becky Glass
2. **Previous Meeting Minutes**
   1. The July 11th, 2018 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Percy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. August 2018 Pennsylvania Township News magazine
   2. July 13th letter from the Pittsburgh Mailing
   3. July 24th deficiency letter from Bob George of PADEP concerning the Galen George sewage permit application along Rager’s Hill Road.
   4. July 26th approval letter from the Cambria County Planning Commission concerning the Barry and Polly Senior Land Merger plan.
   5. July 9th Adams Township Board of Supervisors Regular Meeting Minutes
   6. July 30th Adams Township Board of Supervisors Regular Meeting Minutes
4. **Visitors and Public Input**
   1. Matt Harnett here to present the Barry & Polly Senior Adjoining Land Merger located along County Side Lane that is accessed from 50 Acre Road. 2.92 acres will be merged with 7.90 acres, resulting in a total of 10.82 Acres. RJ 1st made the motion to approve, John 2nd , the rest were all in favor and the motion passed.
   2. Joanne Wajno-Barley here to present the Cutis D. Turner, ET UX for John E. Barley, ET UX Adjoining Lot Merger plan located along Rager’s Hill Road. 0.88 Acres of the Turner property will be merged with the John E. Barley parcel. RJ 1st made the motion to approve, Randy 2nd , the rest were all in favor and the motion passed.
   3. Aaron Black here to present the proposed building addition to Krouse Automotive located along Forest Hills Drive (S.R. 160). Aaron stated that the plan was sent to the township engineer (EADS/Steve Sewalk). Barb will have to check on the current zoning of the property. Therefore, the Planning Commission determined that because of the stated issues above that the plan will be tabled. RJ commented that the property should be considered as a pre-existing non-conforming use property.
   4. Becky Glass here to present plans for (2) proposed LAMAR build boards (1st sign at 238.86 SF and the 2nd sign at 68.44 SF) to be located on the John and Terry Lacko property located at 1036 Locust Street, St. Michaels, PA. The Planning Commission commented that along with the information that Becky Glass has presented, that a sketch plan should be prepared to be presented at a requested Zoning Hearing Board Meeting.
5. **Old Business & New Business**
   1. Old Business
      1. Randy wanted to discuss issues that he expeirenced with Brian Dolney of Cambria County GIS mapping in the Tax Assessment office concerning adjoining lot merger plans. Brian does the UPI approval of parcels in an adjoining lot merger plan. Randy will draft a letter for Pat to have Jennifer send to Twp. Solicitor Barbin.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the June permit report illustrating 9 new building permits.
7. **Adjournment**
   1. RJ 1st motions to adjourn the meeting at 8:40 pm, Ed 2nd, all were in favor and the motion passed.

**July 11th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order and chaired by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. John Nibert
      5. Percy Helsel
      6. Randy Cortese
      7. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. RJ took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting:
     1. Dustin Wirick
     2. Galen George
     3. Ronald Dibble
     4. Ray Haupt
     5. Steve Paluch

1. **Previous Meeting Minutes**
   1. The June 6th, 2018 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. July 2018 Pennsylvania Township News magazine
3. **Visitors and Public Input**
   1. Dustin Wirick of EADS (representing Galen George) was here to present a another version of the Minor Subdivision Plan for George Properties located along Mt. Hope Road, in an AR-1 zone. Dustin presented letters of capacity from South West Water Authority for water consumption and sanitary sewer permit from the Forest Hills Municipal Authority. Some review notes are: the plan presented tonight was missing a cul-de-sac that was shown at the June meeting; the distance to the end of the road without a cul-de-sac exceeds 600’. Therefore Dustin and Galen were told that the planning commission could not approve the plan as presented and that he would have to apply for a zoning hearing board meeting to approve the plan length to the end of the road and the installation of a cul-de-sac. The section of the land development ordinance was referenced during the meeting to Dusting Wirick for him to be informed of the roadway width and cul-de-sac size.
   2. Ronald Dibble here to inquire about building storage buildings in an R-2 district behind his residence located near State road 160. Ronald was instructed to apply for a zoning hearing meeting.
   3. Ray Haupt here to present a subdivision plan along Naugle Road, located along the intersection of Naulge Road (T-346) and Fifty Acre Road (T-320). Letters from Highland Water & Sewer and Adams Township Sewer Authority were submitted to confirm the availability of facilities. RJ 1st made the motion to approve, John 2nd , the rest were all in favor and the motion passed.
   4. Ray Haupt also announced that Berwind is in the process of selling 1.5 acres to a commercial business near the new Dollar General.
4. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
5. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the June permit report illustrating 10 new building permits.
6. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:20 pm, John 2nd, all were in favor and the motion passed.

**June 6th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Ed at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Edward Pentrack
      2. John Nibert
      3. Percy Helsel
      4. Randy Cortese
      5. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Dustin Wirick
      3. Dennis Mehall
      4. Adam Borodach
      5. Ray Haupt
      6. Randy Cortese
2. **Previous Meeting Minutes**
   1. The May 2nd, 2018 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, John 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. June 2018 Pennsylvania Township News magazine
   2. April 25, 2018 letter from Peoples natural Gas concerning the 2018 Pipeline Safety Awareness Survey for Public Officials. The survey will remain here in the township building for RJ to complete at a later date.
4. **Visitors and Public Input**
   1. Dustin Wirick of EADS here to present a preliminary plan to represent the current copy of the Minor Subdivision Plan for George Properties located along Mt. Hope Road, in an AR-1 zone. They are working obtaining letters of capacity from South West Water Authority for water consumption and also working on the sanitary sewer permit from the Forest Hills Municipal Authority. Some review notes are: the cul-de-sac is shown as a 40’ radius, it should be 50’, the distance to the cul-de-sac exceeds 600’, therefore the plan will have to be reviewed by the zoning hearing board to approve the plan length to the cul-de-sac. Copies of the plan will stay here to be reviewed by others on the board that are not in attendance at tonight’s meeting. In summary the plan illustrates:
      1. Lot 1 (Silvis – from previous subdivision @ 1.00 acres
      2. Lot 2 @ 2.3 acres
      3. Lot 3 @1.03 acres
      4. Lot 4 @ 1.07 acres
      5. Lot 5 @ 19.8 - 4.4 = 15.4 acres
      6. Summary is 20.8 acres TOTAL
   2. Dennis Mehall here concerning his property (142 Baumgardner Road) that is 2nd property located above the intersection Oakridge Drive and Baumgardner Road. He would like to know what he can do or what steps to follow to change the zoning of his property from zone A to zone AR-1. We informed him that the planning commission does not have the authority to change the zoning of his property. We informed him that a curative amendment would have to performed by Dennis to accomplish what he would like to do.
   3. Ray Haupt here to present a preliminary plan of the Naugle Road Subdivision Sketch Plan located along the intersection of Naulge Road (T-346) and Fifty Acre Road (T-320). Copies of the plan will stay here to be reviewed by others on the board that are not in attendance at tonight’s meeting. In summary the plan illustrates:
      1. Lot 1 @ 1.617 acres
      2. Lot 2 @ 1.631 acres
      3. Lot 3 @ 1.604 acres
      4. Lot 4 @ 0.994 acres
      5. Lot 5 @ 1.165 acres
   4. Ray Haupt here to present a tax map of the 28.651 +/- acres that Berwind owns adjacent to the new Dollar General located at the intersection of S.R. 0160 and Palestine Road. He wanted to know what types of issues would come up with if the property would be developed for further commercial development.
   5. Randy Cortese here submitting an Adjoining Land Merger plan along Mine 42 Road for the Berwind Corporation in Mine 42. The plan merges 5 lots and leaves a 6th single lot. Percy 1st made the motion to approve, John 2nd, Randy Cortese abstained from voting, the rest were all in favor and the motion passed.
      1. The copies of the plan will remain here in the township building for RJ and Rich to sign/date at a later time.
   6. Randy Cortese here submitting the Rose L. Ellenberger and Dustin R. Ellenberger Adjoining Land Merger plan along Mount Hope Road, T-320. The area after the merger will be 4.736 acres. Percy 1st made the motion to approve, Ed 2nd , Randy Cortese abstained from voting, the rest were all in favor and the motion passed.
      1. The copies of the plan will remain here in the township building for RJ and Rich to sign/date at a later time.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Randy discussed that in the event that both RJ and Randy are not in attendance that Pat should facilitate the meeting. All were in favor of Randy’s recommendation.
6. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb emailed the May permit report illustrating 16 building permits.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:00 pm, Ed 2nd, all were in favor and the motion passed.

**May 2nd , 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. John Nibert
      5. Percy Helsel
      6. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Bucci, Township Supervisor
      2. Jim Lashinsky
      3. Amy Torkarsky
      4. Steve Baluch
      5. Mike Kovalsky
2. **Previous Meeting Minutes**
   1. The April 4th, 2018 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, John 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. May 2018 Pennsylvania Township News magazine
   2. April 12, 2018 letter from PennDOT concerning the S.R.160/S.R. 756 intersection realignment safety improvement project.
4. **Visitors and Public Input**
   1. Jim Lashinsky and Amy Torkarsky here to inquire about their pool project on Amy’s property along Wissinger Street concerning the submitted building permit. Barb Frantz had informed the group that she is currently reviewing the permit and is should be ready for approval.
   2. Steve Paluch & Mike Kovalsky are attending to observe the meeting tonight and do not have any comments when we had asked them.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Mark Bucci informed the group about the possible extension of the Keystone Co-op gas line along Palestine Road towards the Dollar General and then towards the township building.
6. **Zoning Officer Report**
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:00 pm, John 2nd, all were in favor and the motion passed.

**March 7th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Edward Pentrack
      5. John Nibert
      6. Randy Cortese
      7. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Charley Roberts (Jo Jo’s Pizza)
      2. Steve Baluch
      3. Mike Kovalsky
      4. Mark Bucci, Adams Township Supervisor
2. **Previous Meeting Minutes**
   1. The February 7th, 2018 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes **noting that Randy Cortese was in attendance for the 2/7/18 meeting**, Randy 2nd, all were in favor and the motion passed.
      1. **\*\*\*\*Pat will include a special note in the email submission to the township informing them that in addition to tonight’s 3/7/18 meeting, that Randy will also need back pay for his attendance for last month’s 2/7/18 meeting.\*\*\*\***
3. **Correspondence**
   1. March 2018 Pennsylvania Township News magazine
4. **Visitors and Public Input**
   1. Charley Roberts here to present expansion plans for a building permit submission for JoJo’s Pizza shop at 920 Locust Street in St. Michael. The commission informed Charley that the CCBCEA d/b/a Laurel Municipal Inspection Agency will be in the lead to review the plans and that we appreciate and accept his plans for our reference.
   2. Steve Paluch & Mike Kovalsky are attending to observe the meeting tonight and do not have any comments when we had asked them.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. Mark Bucci had a utility right-of-way width question concerning the 2014 Robert Lawther subdivision plan. We pulled the file and plan and discuss the approved plan with Mark.
      2. Mark Bucci here to discuss conversations with Shawn Smeltzer (814-229-5145) and Charles Colony (814-695-1724) of ECS Partnership concerning the Adams-Croyle Recreation Authority’s right-of-way width values to develop new trails.
6. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. To our knowledge a report for the month of February was not received by any committee member for tonight’s meeting.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:08 pm, John 2nd, all were in favor and the motion passed.

**February 7th, 2018 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Edward Pentrack
      4. John Nibert
      5. **Randy Cortese - added**
      6. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Russell Grieff
      2. Ray & Carol Partsch
      3. Jason Schrader
      4. Mike Kovalsky
      5. Steve Baluch
2. **Previous Meeting Minutes**
   1. The January 3rd, 2018 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 1/16/2018 email from township solicitor, Bill Barbin concerning an amendment that he wrote to allow for a second driveway to be considered for larger properties.
   2. February 2018 Pennsylvania Township News magazine
   3. 1/25/18 Cambria County Planning Commission letter concerning the Green’s Corner Garage, LLC. Land Merger.
   4. 2018 letter from the township supervisors to remind us to complete our 2017 Financial Interest Statements.
   5. 1/11/2018 letter from the township supervisors to forward to us concerning the following letters of interest from individuals that would like to be considered for the current opening on the Adams Township Planning Commission Meeting:
      1. 1/29/2018 letter of interest from Russell Grieff.
      2. 1/02/2018 letter of interest from Jason Schrader.
      3. 1/12/2018 letter of interest from David John Horner.
      4. 1/13/2018 letter of interest from Percy A. Helsel.
4. **Visitors and Public Input**
   1. Russell Grieff here tonight to inquire about the current opening on the Adams Township Planning Commission Meeting.
   2. Ray & Carol Partsch here to provide their final plans for signature. We already approved them during the January 3rd, 2018 meeting.
   3. Jason Schrader here tonight to inquire about the current opening on the Adams Township Planning Commission Meeting.
   4. Mike Kovalsky and Steve Baluch also here tonight to observe this meeting of the Adams Township Planning Commission Meeting.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. It was discussed that we would stay after the conclusion of our meeting to work on reviewing and editing the current Ordinance book. Everyone agreed that we would stay after the meeting to go over corrections.
6. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb was able to email her report to RJ and Pat. The email report illustrated that for January there were 4 permits issued.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 7:44 pm, John 2nd, all were in favor and the motion passed.

**January 3rd, 2018 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Jackie Ritko
      6. John Nibert
      7. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Brian Schrader, Township Supervisor
      2. Mark Bucci, Township Supervisor
      3. Ray & Carol Partsch
      4. Galen George
      5. Steve Sewalk
2. **Previous Meeting Minutes**
   1. The December 6th, 2017 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. The Township Planner 2018, 1st Quarterly Newsletter
   2. January 2018 Pennsylvania Township News magazine
   3. April 22-25, 2018 PSATs Conference Invitation Information in Hershey, PA
   4. Adams Township Supervisors 1/2/18 letter announcing Randy and Jackie to their 4 year reappointment ($30 per meeting) to the Adams Township Planning Commission that will expire in 2022. The letter also announced Pat ($35 per meeting) to a yearly reappointment to be the Planning Commission Recording Secretary.
   5. 12/11/17 Adams Township Planning Commission letter to Raymond Partsch
   6. 12/11/17 Adams Township Planning Commission letter to CME
   7. 1/3/18 Resignation letter from the Adams Township Planning Commission from Mark Bucci since he is now an elected Township Supervisor.
   8. 12/18/17 Cambria County Planning Commission letter concerning the Krouse Automotive proposed building addition.
4. **Visitors and Public Input**
   1. Ray & Carol Partsch here to present a subdivision plan for property along W.P.A. Road. The plan would create Lot 3 of 5.05 acres from Lot 1 which has been 59.148 acres. Therefore, Lot 1 will now be reduced to 52.95 acres. Previously in August of 1993, Lot 2 of 1.148 was created from Lot 1. Ray & Carol where notified during the meeting that only 1 more subdivision will be permitted within the next 25 years from today’s date of 1/3/2018 because of the Section 506, 50601(3) being that the property is zoned as Agricultural. Rich 1st made the motion to approve the plan, Mark 2nd, all were in favor and the motion passed.
   2. Steve Sewalk was here to present for Galen George a potential of a proposal for a minor subdivision of lots located off of Mt. Hope Road. The plan could be developed further into a major subdivision plan if the minor subdivision proposal would grow in size and scope.
5. **Old Business & New Business**
   1. Old Business
      1. The 11/6/17 Minor Subdivision of “Lands of Berwind Corporation for CL&M Properties, LLC” was reviewed. We decided to continue to table the plan until CME and or Richland Township attend our meeting to discuss the plan and the plan’s relevance in regards of the location of the Richland/Adams Township line boundary. Currently the plan illustrates a 15 acre subdivision of property that is displayed to be within Richland Township.
   2. New Business
      1. Yearly Re-Organization Meeting Minutes:
         1. Ed made a motion to keep the same members at our current positions, Jackie 2nd, all were in favor and the motion passed.
         2. Rich made a motion to have the Planning Commission Meeting dates for 2018 starting at 7:30 pm are: 1/3, 2/7, 3/7, 4/4, 5/2, 6/6, 7/6, 8/1, 9/5, 10/3, 11/7, and 12/5, John 2nd , all were in favor and the motion passed.
6. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb was able to email her report to RJ and Pat. The email report illustrated that for December there were 4 permits issued.
7. **Adjournment**
   1. John 1st motions to adjourn the meeting at 8:46 pm, Jacki 2nd, all were in favor and the motion passed.

**December 6th , 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Mark Bucci
      3. Randy Cortese
      4. Edward Pentrack
      5. John Nibert
      6. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. Mark took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. Andrew Holodnik – CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting:
     1. Brian Schrader, Township Supervisor
     2. Don Sauter
     3. Carol Sauter
     4. Randy Cortese

1. **Previous Meeting Minutes**
   1. The October 4th, 2017 meeting minutes were presented for us to read and review. John 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. November 2nd , 2017 Adams Township Hearing Board Meeting Minutes for:
      1. Adams Township’s approved special exception for the 8’ high fence of the 2nd 12’x8’ Regen Hut.
   2. December 5th, 2017 Adams Township letter to the Johnstown Tribune Democrat to announce the 1/3/18, 7:30pm Organization Meeting along with the 2018 Planning Commission Meeting Dates attachment:
      1. 1/3, 2/7, 3/7, 4/4, 5/2, 6/6, 7/11, 8/1, 9/5, 10/3, 11/7, 12/5
   3. November & December 2017 Pennsylvania Township News magazine.
   4. November 2017 Adams Township Monthly Municipal Report submitted by Andrew Holodnik – CCBCEA d/b/a Laurel Municipal Inspection Agency.
   5. 11/6/17 Minor Subdivision of “Lands of Berwind Corporation for CL&M Properties, LLC”
   6. Raymond F. Partsch Subdivision Plan & Sewage Facilities Planning Module (includes $35.00 Partsch check)
3. **Visitors and Public Input**
   1. Don & Carol Sauter here to present the Donald L. Sauter Subdivision plan along Palestine Road. The plan proposes to reduce the 7.4 acre parcel of 01-002-162.003 by 0.63 acres of the shop property resulting in parcel 01-002-162.003 to be 6.77 acres. The 0.63 acres from 01-002-162.003 will be added to the 1.1 acre parcel of 01-002-162.002 to produce a 1.73 acre final area for 01-002-162.002. Randy 1st made the motion to approve the plan, Mark 2nd, all were in favor and the motion passed.
   2. Andrew Holodnik – CCBCEA d/b/a Laurel Municipal Inspection Agency presented a picture of the new “Free Standing” sign for the Parkview Alliance Church to state that the sign falls under 3 categories in the township ordinance.
   3. Randy Cortese here to present the Adjoining Land Merger plan for Green’s Corner Garage L.L.C. along Forest Hills Drive (S.R. 160) at the intersection with Locust Street (S.R. 869). The plan proposes to combine parcel 1 of tax map 1-33-139 of 6460.450 square feet with parcel 2 of tax map 1-33-140, resulting in one contiguous 8697.611 square foot parcel area that does not include the state right of way square foot area. Ed 1st made the motion to approve, John 2nd, Randy Cortese abstained from voting, the rest were all in favor and the motion passed.
   4. The 11/6/17 Minor Subdivision of “Lands of Berwind Corporation for CL&M Properties, LLC” was reviewed. Randy 1st made the motion to “TABLE” the plan for the 1/3/18 Planning Commission meeting due to the Non-Determination of the Adams/Richland Township boundary line, John 2nd, all were in favor and the motion passed. A letter will be drafted by Pat, for the township secretary to mail it to CME and Berwind to inform them on this decision.
   5. The Raymond F. Partsch Subdivision Plan & Sewage Facilities Planning Module (with $35.00 Partsch check) was reviewed. All planning commission members decided to “TABLE” the submission for the 1/3/18 Planning Commission meeting due to the lack of plan submission by the plan preparer (Fred Brown) and plan applicant (Raymond F. Partsch). A letter will be drafted by Pat, for the township secretary to mail it to Fred Brown and Raymond F. Partsch to inform them on this decision. Pat will also contact the township secretary to return the complete submission to the township secretary, including the $35.00 Partsch check
4. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
5. **Zoning Officer Report**
   1. Andrew Holodnik was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. The November report illustrated there were 8 permits issued and 2 electrical services issued.
6. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:10 pm, Ed 2nd, all were in favor and the motion passed.

**November 1st , 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Jackie Ritko
      6. John Nibert
      7. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Brian Schrader, Township Supervisor
2. **Previous Meeting Minutes**
   1. The October 4th, 2017 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Mark 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. October 5, 2017 Adams Township Hearing Board Meeting Minutes for:
      1. William Beckner’s special exception to reopen his vacant building as a dog grooming shop.
   2. October 11, 2017 Cambria County Planning Commission letter concerning the James P. and Carol Ann More Lot Merger.
   3. October 2017 Adams Township Monthly Municipal Report submitted by Barb Frantz through email – CCBCEA d/b/a Laurel Municipal Inspection Agency
   4. October 2017 Pennsylvania Township News magazine.
4. **Visitors and Public Input**
   1. None.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Barb Frantz was not here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb was able to email her report to RJ and Pat. The email report illustrated that for October there were 13 permits issued and 4 electrical services issued.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 7:45 pm, John 2nd, all were in favor and the motion passed.

**October 4th , 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Randy Cortese
      6. John Nibert
      7. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Mark Balasco
      2. Kevin Nadalin
      3. Randy Cortese
2. **Previous Meeting Minutes**
   1. The September 6th, 2017 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Ed & Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. September 14, 2017 Adams Township Hearing Board Meeting Minutes for:
      1. Stewart Miller, 503 Mt. Hope Road, South Fork, PA 15956
      2. Amy Miller on behalf of Mrs. Connie Miller, 510 Blue Road, Salix, PA
      3. Shari Buske, 834 Forest Hills Drive, Sidman, PA 15955
   2. September 19, 2017 CCBCEA d/b/a Laurel Municipal Inspection Agency letter concerning Amy Miller on 510 Blue Road, Salix, PA
   3. September 2017 Adams Township Monthly Municipal Report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
4. **Visitors and Public Input**
   1. Mark Balasco here to present the he is reusing the previous pizza shop in the Dearmins building located at 160 Main Street, St. Michael, PA to have another pizza shop named Anthony’s Pizza. He was directed to contact Barb Frantz to determine what he needs to do to get the new pizza shop up and running.
   2. Kevin Nadalin, from Gateway Engineers here to show a proposal of a 2nd 12’x8’ Regen Hut on a concrete pad. From our May 2015 meeting for the first hut, this commission stated the following:
      1. Kevin Nadalin here to present plans of the Fiber Optic Building (Previously referred to as the “Hut” that the Township Supervisor’s had supported the construction/assembly of - as discussed in the February and May meeting). The building is an 8’ by 10’ in size for fiber optic cable repair. Due to the statements of Section 804, (80401 – Special Exception in R-3 Zone) and Section 806 (80604 – Lot Area Size Limitations).
   3. Therefore for the new proposal from Kevin Nadalin’s 2nd Hut, a motion was made for this 2nd new 12’x8’ Regen Hut by Ed and 2nd by Mark for Preliminary Approval Pending an Approval by the Zoning Hearing Board “For a Special Exception on Usage in an R-3 Zoned District”.
   4. Randy Cortese here to present the Adjoing Land Merger plan for Thomas P. & Robin L. Oleksa located along School Street. The plan is joining tax map 1-38, parcel 513 of 0.362 acres with tax map 1-38, parcel 512 of 0.411 acres. The total area after the merger will be 0.803 acre and Thomas intends to build his fence for his pets on the new full 0.803 acre parcel. Mark 1st made the motion approve, Ed 2nd , Randy Cortese abstained from voting, the rest were all in favor and the motion passed.
   5. Randy Cortese here to present the Adjoing Land Merger plan for Connie Miller located along T-332, Blue Road. The plan is joining tax map 1-04, parcel 118 of 4.876 acres with 0.654 acres from tax map 1-04, parcel 118.01. The total new area after the merger of tax map 1-04, parcel 118 will be 5.530 acre. Tax map 1-04, parcel 118.01 will now be 4.209 acres. Rich 1st made the motion approve, Mark 2nd , Randy Cortese abstained from voting, the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the August permit report illustrating 21 permits.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:45 pm, Rich 2nd, all were in favor and the motion passed.

**September 6th , 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Randy Cortese
      6. Jackie Ritko
      7. John Nibert
      8. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Thomas Oleksa
      2. Amy Miller
      3. Connie Miller
      4. Patrick Mulcahy
      5. Keith Krouse
      6. Dorithy Krouse
      7. David Papcunik
      8. John Walker
      9. Bill Beckner
      10. Brian Schrader, Adams Township Supervisor
2. **Previous Meeting Minutes**
   1. The July 5th, 2017 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. September 2017 Pennsylvania Township News magazine.
   2. August 2017 Adams Township Monthly Municipal Report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
4. **Visitors and Public Input**
   1. Thomas Oleksa here to inquire about installing a fence on his property. He owns 2 separate lots that he would want to in-fence his yard for his house as on single unit enclosed fence. He has applied for a permit for his fence. Therefore he has an issue with the 2 properties being separated, while trying to maintain the 2 foot setback. Thomas wanted to know if he would have additional options to install the fence without adhering to the 2 foot setback. We told him a simple solution may be to combine the tax parcels or apply for a zoning hearing board meeting to request a dimensional variance.
   2. Amy Miller here with property on Blue Road, she would like to move her existing trailer within her property. It appears that there may be a problem with the non-confirming use of the structure within the current zoning of A/R-1. It was unclear if the township ordinance would require for the single wide trailer home to be re-placed onto a specific type of foundation. Since the township ordinance states that if the current replacement costs would be 50% or more, then Amy’s proposal would not be warranted by the ordinance. We recommend that Amy request a zoning hearing board meeting to request a special exception that her structure not have to be placed on a permanent foundation within the A/R-1 zoned area.
   3. Keith Krouse here to inquire about making building modifications within his business property “Krouse Automotive” (Old Kaufman Property), 2270 Forrest Hills Drive (old Kaufman garage business). The current zoning of the property appears to be zoned as Conservancy, “S”. Keith was direct to contact Barb tomorrow to determine what type of a building/site plan that would eventually be presented for reviewed for approval.
   4. David Papcunik here with John Walk – who works for Jerry Thomas, PLS to present a side lot addition plan for David Papcunik’s property along Church Street at the intersection of Maple Street and Church Street in Sidman near the Sheetz store. The purpose of the plan is to take 0.08 acres from parcel 01-033.377 (Lot 1) and adding it to parcel 01-0333-379.0 (Lot 2), thus creating a new combined acreage of 0.24 acres. Ed 1st made the motion approve, Randy 2nd , all were in favor and the motion passed.
   5. Bill Beckner here to discuss the re-purpose of the Suzi Q building property to be used for a dog grooming business. Bill would like to know what specifications/plan that would be required to approve the improvement of the property. Since it is non-conforming use in an R2 zoned district, the commission decided that it would be the zoning officer’s determination of Bill Beckner’s application. Mark then reconsidered, with Randy’s concurrence that this proposal would have to apply for a zoning hearing board meeting to request for a special exception for re-purposing the activity within the structure.
   6. Randy Cortese here to present the adjoining land merger plan for James P. & Carol Ann Moore along S.R. 160. The plan will be joining parcel 1-10-109.3 (0.838 acres) with parcel 1-10-109.1 (0.653 acres) to produce a final parcel of 1.491 acres. Mark 1st made the motion approve, Ed 2nd , Randy Cortese abstained from voting, the rest were all in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the August permit report illustrating 12 permits.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:45 pm, Randy 2nd, all were in favor and the motion passed.

**August 2nd, 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Jackie Ritko
      5. John Nibert
      6. Pat Webb++ – Recording Secretary

++ - Pat was not present at tonight’s meeting. Jackie took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
  2. The following people are listed as attendees to the meeting:
     1. Fred Brown
     2. Brian Schrader, Adams Township Supervisor

1. **Previous Meeting Minutes**
   1. The July 5th, 2017 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. Copies of Ordinance No. 95, Chapter XXI – Amendment to establish procedures for approval and permitting commercial electric generation windmills in the watershed and conservancy districts as a conditional use.
   2. August 2017 Pennsylvania Township News magazine.
   3. July 2017 Adams Township Monthly Municipal Report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
3. **Visitors and Public Input**
   1. Fred Brown is here to present again the side lot addition plan from the Cooney Brothers Coal Company to the land of Thomas Haberkorn ET UX near the intersection of Dunlo Dip Road and Strip Road that is located west from Turbine #1 and the Everpower Substation. The plan would combine 6.93 acres from parcel 01-007-109.00 to be added with the 4.643 acres of parcel 01-007-106.00, resulting in a total of 11.573 acres. Parcel 01-007-109.00 would be reduced from 46.93 acres to 40.00 acres. The review of the setback ordinance of the windmills was completed and the board members were satisfied that proposed plan is acceptable, Randy 1st made the motion approve, John 2nd, all were in favor and the motion passed.
4. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
5. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb submitted the July permit report.
6. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 8:45 pm, Randy 2nd, all were in favor and the motion passed.

**July 5th, 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Randy Cortese
      3. Jackie Ritko
      4. Ed Pentrack
      5. Mark Bucci
      6. John Nibert
      7. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Cheryl and Jim Macy
      2. Fred Brown
      3. Alex Jardina
      4. Ray Haupt
      5. Ray and Carol Partseb
2. **Previous Meeting Minutes**
   1. The June 7th, 2017 meeting minutes were presented for us to read and review. Jackie 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 6/8/17 Adams Township Zoning Hearing Board meeting minutes granting the approval of a dimensional variance of the setback for a storage shed that Stephen Sewalk has proposed to build.
   2. 6/12/17 Cambria County Planning Commission letter stating consistency and support of the side lot addition from Cooney Brothers Coal Company to the land of Thomas Haberkorn ET UX.
   3. July 2017 Pennsylvania Township News magazine.
   4. June 2017 Adams Township Monthly Municipal Report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
4. **Visitors and Public Input**
   1. Cheryl and Jim Macy are here to discuss the denial of their permit request at 127 Wissinger Street to construct a garage at the end of their driveway. The denial was because it appears to be an existing “paper alley” that would be within a setback of the proposed garage. We directed her to contact the township and request the township supervisors to consider to vacate the area of the “paper alley”. If the “paper alley” area becomes vacated by the township, then their garage permit could then be reconsidered by the CCBCEA d/b/a Laurel Municipal Inspection Agency.
   2. Fred Brown is here to present a side lot addition plan from the Cooney Brothers Coal Company to the land of Thomas Haberkorn ET UX near the intersection of Dunlo Dip Road and Strip Road that is located west from Turbine #1 and the Everpower Substation. The plan would combine 6.93 acres from parcel 01-007-109.00 to be added with the 4.643 acres of parcel 01-007-106.00, resulting in a total of 11.573 acres. Parcel 01-007-109.00 would be reduced from 46.93 acres to 40.00 acres. Pending the review of the setback ordinance of the windmills, Ed 1st made the motion approve, Jackie 2nd, all were in favor and the motion passed.
   3. Alex Jardina is here to inquire about starting an auto repair shop on his property near 1947 Centennial Drive. He wants to know what he should do to start his proposed business. Due to the current AR-1 zoning, Alex would have to request a Zoning Hearing Board meeting to request the acceptance of his proposed auto shop in his garage.
   4. Ray Haupt here to inquire about the possible subdivision of the Berwind properties of 01-022-105.000 and 01-044-340.000 located in Mine 42. Instead of single parcels, Randy 1st  made the motion that Ray consider to propose adjoining lot merger plans to the existing adjacent individual land owners of parcels of 01-022-105.000 and 01-044-340.000. Mark 2nd , all were in favor and the motion passed. Pat to send a letter to Diana to inform the township supervisors of our motion. Ray plans on attending a township supervisor meeting to discuss our motion.
   5. Ray and Carol Partseb here to inquire about building a new house on his existing house/farm property. We directed him that he would need to have the sewage and water reviewed/approved for a new subdivision plan for the new proposed home to be separated from the existing house and farm property.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that 10 permits were issued during June.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:43 pm, Ed 2nd, all were in favor and the motion passed.

**June 7th, 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Ed Pentrack
      5. Mark Bucci
      6. John Nibert
      7. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Regis Heidenthal
      2. Brian Schrader, Adams Township Supervisor
2. **Previous Meeting Minutes**
   1. The May 3rd, 2017 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 05/03/17 Planning Commission letter to Kevin Houghton concerning his federal firearm license interest.
   2. 05/03/17 EADS storm water review letter of the Dollar General.
   3. 05/25/17 PA-DEP-SW Regional Office acknowledgment letter of the FHMA sewage plan for the Dollar General site.
4. **Visitors and Public Input**
   1. Regis Heidenthal here to inquire about his interest to place a garage or shed on his property. He would like to know what the township property guidelines are for him to follow. Regis stated that he as a verbal agreement with his neighbor Tom to place a garage or shed within 1 foot of the property line. We informed him that he will have to request a zoning hearing board meeting to place a garage or shed that close to the property line. Regis also wanted to know how he can get a copy of the Zoning Ordinance book. Regis also had a question about his other neighbor where there is an existing fence that may or may not be on Regis’s property. Regis would like to remove the fence. Therefore Regis wanted to know what type of approval he would need to remove the fence. We told him that if he can remove the fence once he has verified that it is located within his property. We then told him that if the fence is not on his property then he should not remove it.
5. **Visitors and Public Input**
   1. None
6. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. Barb Frantz informs the commission concerning a possible non-permitted use issue of a new owner of a dwelling at 847 Forest Hills Drive (S.R. 160) on the same side of the large red barn. The new owner is managing livestock (horses) on the property.
7. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that 10 permits were issued during May.
8. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:30 pm, Jackie 2nd, all were in favor and the motion passed.

**May 3rd , 2017 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Mark Bucci
      5. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Sue Toth, (Kam’s Kars LLC)
      2. Eric Toth, (Kam’s Kars LLC)
      3. Kevin Houghton
2. **Previous Meeting Minutes**
   1. The April 5th, 2017 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Mark 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. May 2017 Pennsylvania Township News magazine.
4. **Visitors and Public Input**
   1. For property currently zoned “U” (Urban), Sue and Eric Toth here as Kam’s Kars LLC presenting a proposal of an variance of a 8’ high fence from the 6’ standard height along with a 2’ width variance. The proposal will have to go to the Zoning Hearing Board to review the 2’ variance width to place the fence on the property line and the extra 2’ high addition to the 6’ height. They are also asking to request to vacate the 40’ former Washington Street Right-of-Way. We told them that the former township street vacation request has to be reviewed by the Adams Township supervisors. Additionally, Sue has inquired about a certificate of occupancy, Sue will have to contact Barb Frantz to obtain one.
   2. Kevin Houghton here to inform us about his interest in obtaining a federal firearm license to sell firearms. He would like to know if Adams Townships has any ordinances that would address his interest to sell firearms in Adams Township. There is nothing that prevents his interests, therefore since Kevin’s residence is currently zoned Urban, the township ordinance would permit his home occupancy interest to sell firearms. For Kevin’s firearm application, he is required to have an official letter from the township stating this discussion during the planning commission meeting. Therefore, Pat will write a letter to include this narrative for Diana to place the narrative on official Adams Township letter head to be sent to Kevin. His address is 1249 Centennial Drive, Windber, PA 15963; phone number is 814-525-4985.
   3. The Dollar General Subdivision plan is presented for final approval. Once it is shown that the plan has been approved by township engineer for storm water review and approved for sewer and water service from the Forest Hills Municipal Authority and Forest Hills Water Authority, the subdivision plan can be signed by members of the planning commission. RJ will wait for a call to sign the plan along with other members of the planning commission once this information is submitted.
5. **Visitors and Public Input**
   1. None
6. **Old Business & New Business**
   1. Old Business
      1. Rich states that the Miller fence issue has not been resolved yet.
   2. New Business
      1. Mark discussed AR-1 concerns with correcting ordinance narrative of the number of storage units/sheds of 3 or more units in Section 604, line F.
      2. Zoning Map correction – Diana to send the attached picture to Fred Brown to correct.
7. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that for April there were 11 permits and 1 electrical service issued.
8. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:20 pm, Mark 2nd, all were in favor and the motion passed.

**May 3rd , 2017 - Adams Township Planning Commission Meeting Minutes**

Zoning Map correction. The area outlined in red should be changed to be zoned “A”, Diana to send to Fred Brown.



**April 5th, 2017 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Mark Bucci
      5. Jackie Ritko
      6. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Ben Green
      3. Tracy Green
      4. Jason Schrader
      5. Brian Schrader
      6. Ed Warshel
2. **Previous Meeting Minutes**
   1. The March 1st, 2016 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. March 2017 and April 2017 Pennsylvania Township News magazine.
   2. The Township Planner 2017, 2nd Quarterly Newsletter
   3. 3/1/17 Planning Commission letter to the Supervisor’s concerning Dollar General
   4. 3/3/17 Rose Poborsky Planning Commission resignation letter.
   5. 3/20/17 Cambria County Planning Commission “Kelly Lot Merger Plan” concurrence letter.
   6. 3/23/17 Adams Township Zoning Hear Board “Darrick Huber” sign variance denial meeting minutes.
   7. 3/30/17 Adams Township Zoning Hear Board “Tim & Ed Riley” setback variance approval meeting minutes.
4. **Visitors and Public Input**
   1. Fred Brown here to present the Evelyn Kelley Lot Merger Plan of lot 57 and lot 56 at the corner of Queens Row and Catherine Drive, Rich 1st made the motion to approve the meeting minutes, Jackie 2nd, all were in favor and the motion passed.
   2. Ben and Tracy Green here to notify us that they will be buy the RJ Service station across from Sheetz in Sidman, PA and where sent here by his attorney to attend the Planning Commission meeting to notify us.
   3. Jason Schrader here to find out if Ron Dibble was here to discuss his proposal for a flea market from last month. Jason was concerned of the parking, storm water, and management of any garbage that may occur.
   4. Ed Warshel here concerning the Deborah S. Kormanik minor subdivision of along Huff Street in Dunlo, PA to merge proposed Lot 1A with court order strip and Lot 2. Lot 1 will be reduced. Deborah own all of Lot 1, Lot1A, and Lot 2. Ed 1st made the motion to approve the meeting minutes, Mark 2nd, all were in favor and the motion passed.
5. **Visitors and Public Input**
   1. None
6. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
7. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that for March there were 5 permits issued for roofs, demolition, repair of accidental damage, and a handicap ramp
8. **Adjournment**
   1. RJ 1st motions to adjourn the meeting at 8:00 pm, Ed 2nd, all were in favor and the motion passed.

**March 1th, 2017 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Randy Cortese
      5. Mark Bucci
      6. Jackie Ritko
      7. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Dollar General: Chris Remley, Ted Donald, & Holly Lefever
      2. Scott Ickes
      3. Ron Dibble
      4. Aime Gratish
      5. Brian Schrader
2. **Previous Meeting Minutes**
   1. The February 1st, 2016 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. March 2017 and April 2017 Pennsylvania Township News magazine.
   2. The Township Planner 2017, 2nd Quarterly Newsletter
4. **Visitors and Public Input**
   1. Chris Remley, Ted Donald, and Holly Lefever attend to present the Dollar General proposal located along Forest Hills Drive, S.R. 0160, adjacent to the intersection with Palestine Road (township road). The plan will have to go to the township engineer for storm water review. We also need the approval from the Forest Hills Municipal Authority and Forest Hills Water Authority. The plan meets the township zoning ordinances, pending each issue as stated above, Ed, 1st made the motion to approve, Mark 2nd, all were in favor and the motion passed. The planning commission has directed Pat to advance a letter to the township supervisors stating our recommendation to approve the plan pending the 2 issues stated above.
   2. The Dollar General subdivision plan was then submitted for review, pending the plan correction to illustrate the adjacent tax parcel number, Lot #2 parcel reference, sewer authority approval, and water authority approval, Randy 1st made the motion approve, Mark 2nd, all were in favor and the motion passed.
   3. Scott Ickes here to present his proposed business of small engine repair located at 979 Ragers Hill Road, South Fork. Scott is renting the garage out of the pre-existing building.
   4. Ron Dibble here to inquire about setting up a flea market on Saturdays and Sundays from 8am to 4/5pm in area in the back part of his property using the same access of his Zoning Hearing Board approved mulch business and fruit stand located along township road Rhoads Cross Road. Ron’s property is listed in the R2 zoned area. We requested the Ron’s copy of the 2011 Zoning Hearing Board approval correspondence or meeting minutes.
   5. Aime Gratish here to inquire about the condition of the playground in Mine 42. Aime thought that they could do a fund raiser in their small community to make the improvements to the playground. We then directed her to contact the property owner – Berwind White
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that for January and February there was 1 electrical service, 2 signs, deck, and miscellaneous cleanup work on a property on Main Street.
7. **Adjournment**
   1. RJ 1st motions to adjourn the meeting at 8:00 pm, Ed 2nd, all were in favor and the motion passed.

**February 1th, 2017 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Randy Cortese
      5. Marc Bucci
      6. Pat Webb– Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The January 4th, 2016 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. February 2017 Pennsylvania Township News magazine.
   2. The Township Planner 2017, 1st Quarterly Newsletter
   3. 1/4/17 Cambria County Planning Commission Letter approval letter of the Adjoining Land Merger Plan of Charles and Madeline Taylor to be conveyed to Gregory E. Hoke for property along T-511, Old Luther Street
   4. Representing Adams Township, Professional Land Surveyor Fred Brown’s provided a stamped and signed statement concerning the Ellenberger/Stewart Miller dispute in Mt. Hope.
   5. 1/12/17 Adams Township Zoning Hearing Board meeting minutes for the Stewart Miller property. The board could not reach a decision at the time of the meeting.
   6. 1/19/17 Adams Township Zoning Hearing Board denial letter to Stewart Miller’s dimensional variance request.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency to report.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:20 pm, Ed 2nd, all were in favor and the motion passed.

**January 4th, 2017 - Adams Township Planning Commission Meeting Minutes & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Marc Bucci
      5. Jackie Ritko
      6. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The December 7th, 2016 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. January 2017 Pennsylvania Township News magazine
   2. 12/21/16 Adams Township Zoning Hearing Board meeting notice for the Stewart Miller – Dimensional Variance Hearing Continuation that is scheduled for 1/12/17 at 5:30pm.
   3. April 23-26, 2017 PSATs Conference Invitation Information in Hershey, PA
   4. Adams Township Supervisors 1/4/17 letter announcing Ron, Rich, Rose, and Mark to their 4 year reappointment ($30 per meeting) to the Adams Township Planning Commission that will expire in 2021
   5. Adams Township Supervisors 1/4/17 letter announcing Pat ($35 per meeting) to his yearly reappointment to be the Planning Commission Recording Secretary.
   6. 1/3/17 Adams Township Board of Supervisors Reorganizational Meeting minutes.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. As per the September 7th, 2016 Adams Township Planning Commission Meeting, we are looking for the corrected zoning map from Fred Brown to be posted in the meeting room that would illustrate the corrections that were necessary for the Sewalk and Spinos subdivisions from Berwind. Pat will ask Diana for it to be placed up on the wall. Also, copies of the correct map need to be sent to CCBCEA d/b/a Laurel Municipal Inspection Agency and the Cambria County Planning Commission.
   2. New Business
      1. Yearly Re-Organization Meeting Minutes:
         1. Mark made a motion to keep the same members at our current positions, Jackie 2nd, all were in favor and the motion passed.
         2. Planning Commission Meeting dates for 2017 starting at 7:30 pm are: 1/4, 2/1, 3/1, 4/5, 5/3, 6/7, 7/5, 8/2, 9/6, 10/4, 11/1, and 12/6.
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there was 1 permit for a re-use, sign, and ramp for Darrick Huber’s insurance company.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:02 pm, Rich 2nd, all were in favor and the motion passed.

**December 7th, 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Ed Pentrack
      5. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The November 2nd , 2016 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. December 2016 Pennsylvania Township News magazine.
4. **Visitors and Public Input**
   1. Randy Cortese presented the Adjoining Land Merger Plan of Charles and Madeline Taylor to be conveyed to Gregory E. Hoke for property along T-511, Old Luther Street. The plan conveys 0.259 Acres of the Taylor property to be added to the Hoke’s 0.502 Acre property that will result in the Hoke property to be 0.761 Acres. The Taylor property will now be reduced from 1.001 Acres down to 0.742 Acres. Rich 1st made the motion to approve, Ed 2nd, Randy abstained, the rest were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. Randy has concerns that the will be future problems facing the township that could be worse than the property dispute issues that have been on going between the Stewart Miller and Rose Ellenberger properties.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were a total of 4 permits for the following various work: house demo, addition, and re-shingle roofs.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 8:20 pm, Ed 2nd, all were in favor and the motion passed.

**November 2nd, 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Mark Bucci
      5. Jackie Ritko
      6. Ed Pentrack
      7. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The October 5th, 2016 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 10/27/16 Adams Township Zoning Hearing Board meeting minutes for the Stewart Miller property. The board could not decide on a common property line dispute from a recent survey of the Rose Ellenberger property. The board gave Mr. Miller the next 60 days to have the area in question surveyed so it could then be compared to the Rose Ellenberger survey that Mr. Miller currently doesn’t agree with.
   2. November 2016 Pennsylvania Township News magazine.
   3. Component 1 Sewerage Facilities Planning Module for the Robert G. Lawther Subdivisions for lots 1,2,3,4. Randy 1st made the motion to approve, Mark 2nd, all were in favor and the motion passed.
   4. 10/19/16 Cambria County Planning Commission letter concerning the Adams Township zoning map that Fred Brown had corrected for the Berwind Corporation property along Seesetown Road that had been divided and conveyed to Gino/Amy Spinos and Steve Sewalk. The county has concurred with Fred Brown’s correction to rezone the property from L-1 to AR-1. The county was appreciative to review and comment on the map correction.
4. **Visitors and Public Input**
   1. No guest attended tonight’s meeting
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were a total of 3 electrical service and 8 permits for the following various work: re-shingle roofs, single family dwelling, demo of a shed and construction of a garage, sheds, repair of a shed roof and new trusses, and a carport and garage.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 7:51 pm, Jacki 2nd, all were in favor and the motion passed.

**October 5th 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Ed Pentrack
      5. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. John Ohler
      2. Wayne Viscusi
2. **Previous Meeting Minutes**
   1. The September 7th, 2016 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 9/8/16 letter from the Planning Commission to the Zoning Hearing Board concerning the Kieper subdivision.
   2. 9/8/16 letter form the Planning Commission to the Fred Brown concerning the AR-1 zoning correction for the Steve Sewalk and Gino & Amy Spinos subdivision plan.
   3. October 2016 Pennsylvania Township News magazine.
   4. 9/30/16 Agreement for the Sewalk & Spinos AR-1 subdivision plan along with Fred Brown’s 9/13/16 Zoning map correction.
   5. 9/15/16 Adams Township Zoning Hearing Board meeting minutes approving the Kieper 14.75 foot dimensional variance and subdivision plan.
   6. Zoning Officer’s report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency.
   7. The Arthur V. Keiper Subdivision No. 4 plan located along Forest Hills Drive (S.R. 160), from Farm Mart Road (private road) here to be signed by the Planning Commission; since the Zoning Hearing Board approved the 14.75 foot dimensional variance and subdivision plan on 9/15/16.
4. **Visitors and Public Input**
   1. John Ohler here to ask if the UMC of Dunlo and the Dunlo Sons of American Legion (SAL), Post #573 if any permits are needed to hold a weekend summer festival. He asked about temporary blocking the Donahue township road. We told him that he has to check with the township supervisors.
   2. Wayne Viscusi, an engineering agent that works with Mercer International, is here to ask about the current R-2 zoning and use of the property that the Wilson Construction building is located on. After our discussion with Wayne, is was apparent that Wayne should apply for an Adams Township Zoning Hearing Board meeting in effort to discuss his interest to locate part of the Mercer International manufacturing activity of small steel tanks and lids for an oil and water separator unit. A new 6,000-10,000 square foot area facility, approximately 20 feet high would be proposed to build in between the 2 existing buildings on the property. They would also use the 2 existing buildings in similar fashion that Wilson Construction had used the pre-existing buildings.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were 11 permits for the following various work: metal roof, deck & walkway, addition, shed, barn, shingles, electric, and a garage.
7. **Adjournment**
   1. Mark 1st motions to adjourn the meeting at 8:38 pm, Ed 2nd, all were in favor and the motion passed.

**September 7th 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Randy Cortese
      3. Ed Pentrack
      4. Mark Bucci
      5. Jackie Ritko
      6. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Stephen Landgrebe
      3. Joan Landgrebe
      4. Steve Sewalk
      5. Amy Spinos
      6. Jason Mahla
      7. Russ Kosinko
2. **Previous Meeting Minutes**
   1. The August 3rd, 2016 meeting minutes were presented for us to read and review. Mark Bucci 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. September 2016 Pennsylvania Township News magazine
   2. August 31, 2016 Adams Township Zoning Hearing Board meeting notice for the Adams Township Zoning Hearing Board meeting to be held on 9/15/2016 at 5:30pm for Jamie Ruddeck and Arthur Keiper.
   3. Zoning Officer’s report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   4. 2/8/2016 Cambria County Office of the Recorder of Deeds Subdivision Plan Requirements Memo
4. **Visitors and Public Input**
   1. Fred Brown here to present the land merger plan for Sheldon Wissinger from Daniel Theys located along Ragers Hill Road, S.R. 53. The plan will be the merging Wissinger’s parcels 01-055-102.00 (0.641 acres) and parcel 01-055-101.00 (0.320 acres) with 0.049 acres from the Theys property. Randy 1st made the motion to approve, Jackie 2nd, all were in favor and the motion passed.
   2. Fred Brown here to present the Arthur V. Keiper Subdivision No. 4 plan located along Forest Hills Drive (S.R. 160), from Farm Mart Road (private road). The plan will divide out 1.02 acres from the original Keiper Lot 1, 01-005-121.00 (49.25 acres) to be create Lot 8 (1.02 acres) for Jamie and Damian Ruddeck. The residue left over as Lot 1 of Arthur Keiper will now be 48.23 acres for 01-005-121.00. Randy 1st made the motion to approve the plan pending the following 2 conditions:
      1. The 9/15/2016 Adams Township Zoning Hearing Board meeting will **ONLY** review and approve or deny the request of a dimensional variance since the 2 homes are only14.75 feet apart and
      2. That the planning commission would like to take this opportunity to clarify our belief that the Keiper’s original parcel 01-005-121.00 has already had over the allowable 6 separate minor subdivisions to create standalone new tax parcels. The Adams Township Zoning Ordinance only permits up to 6 separate minor subdivisions of standalone new tax parcels from a single existing parcel. Any future plan standalone subdivisions of the 01-005-121.00 parcel and any parcels that were established from parcel 01-005-121.00 will be consider as a major subdivisions plan.
5. Jackie 2nd, all were in favor and the motion passed.
6. The commission has requested Pat to send a letter to Diane notifying the Zoning Hearing Board of our decisions.
7. The commission has requested that Diane carbon copy the Kieper, Oxford, and Ruddek families notifying them of the Planning Commission’s determination.
   1. Stephen Landgrebe and Joan Landgrebe’s here to request the approval of a plan amendment of their 7/7/2016 approved Adjoining Lot Merger plan by the Planning Commission of a non-building lot no. 2 (0.428 acres) to be merged with their Tax Map # 01-002.-167.004, DBV 2571, page 70, located off of Ragers Hill Road (S.R. 53). The amendment was for a property reconfiguration due to the mowing path of neighbor Phyllis Mae Jennings. The acreage is the same as the previous plan that was approved by us on 7/7/2016. Mark 1st made the motion to approve the plan, Randy 2nd, all were in favor and the motion passed.
   2. Steve Sewalk with Amy Spinos, here to discuss their December 2015 approved subdivision plan of land from the Berwind Corporation along Seesetown Road being divided and conveyed to Gino/Amy Spinos and Steve Sewalk. Berwind’s Tax Parcel 01-006-153.00 was divided into Lot 1 of 9.06 Acres to the Spinos, Lot 2 of 0.94 to the Spinos, Lot 3 to Steve Sewalk, Lot 4 of 1.14 Acres to Steve Sewalk, with the residue of the tax parcel division remaining with the Berwind Corporation. Apparently for parcel 01-006-153.00, the Adams Township parcel map is currently incorrectly illustrated as a zoned L-1 in orange color parcel. The zoning should be illustrated as a zoned AR-1 green color parcel as requested previously by Berwind property executives and as we have hand wrote “AR-1” has shown in the map below. Therefore the Planning Commission is requesting that our township parcel map preparer, Fred Brown to review and correct the map, to provide corrected copies of the map to the Township and Cambria County in order for Steve Sewalk, Gino and Amy Spinos to continue her subdivision plan. Therefore pending a the future review by the Fred Brown to correct the map, Ed 1st made a motion to correct the “orange to green” map illustration zoning from L-1 to AR-1, Randy 2nd, all were in favor and the motion passed. (see map insert below)
      1. Pat to write a letter to Diane for her to request that Fred Brown review and correct the map, to provide corrected copies of the map to the Township and Cambria County in order for Steve Sewalk, Gino and Amy Spinos to continue her subdivision plan. The letter should also be sent to Amy Spinos.
   3. Jason Mahla here representing Mercer International to possibly locate his business to the building where Wilson Construction used to be along S.R. 160. The property is zoned currently R-2, therefore Jason will research another location
   4. Russ Kosinko here to inquire about installing a wall near (within 2 feet of the property line) along his property, depending on where exactly Russ wants to build his wall, we have recommended that Russ apply for a Zoning Hearing Board Meeting. He would have to place his wall 2 feet from the property line.
8. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Barb and Mark start a conversation about signs due to phone calls and emails from Dustin Tyte, representing Sight Enhancement Services.
9. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were 16 permits for the following various work: pavilion and siding on shed, deck, shed garage, fence, above ground pool, metal roof and siding, garage demo, demo of a manufactured homes, barn addition, new roof and replacement supports.
10. **Adjournment**
    1. Jackie 1st motions to adjourn the meeting at 9:42 pm, Mark 2nd, all were in favor and the motion passed.

**August 3rd, 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Ed Pentrack
      5. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. James Patterson
      3. Darrick Huber
      4. Dennis Richards
      5. Randy Cortese
2. **Previous Meeting Minutes**
   1. The July 6th, 2016 meeting minutes were presented for us to read and review. Mark Bucci had attend the 7/6/16 meeting, therefore, Rich 1st made the motion to approve the meeting minutes by adding Mark’s name as and attendee, Randy 2nd, all were in favor and the motion passed.
      1. **\*\*\*Diana – Please draft a check to pay Mark for his participation in the 7/6/16 meeting.**
3. **Correspondence**
   1. June 2016 Pennsylvania Township News magazine
   2. June 30, 2016 and July 21, 2016 Adams Township Zoning Hearing Board meeting minutes.
   3. Zoning Officer’s report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
4. **Visitors and Public Input**
   1. Fred Brown here to present the Patterson and Sivec land merger plan along Parkway Ave in Saint Michael, PA. Sivec is (Merger 1), that will be merging the following lots: 0.39 acre (parcel 01-032-504), 0.8 acre (parcel 01-003-103.001), and 0.366 acre (parcel 01-003-109), to result into a 1.55 acre parcel. Patterson is (Merger 2) that will be merging the following lots: 0.139 acre (parcel 01-032-448), 0.059 acres (Franklin St. R/W), 0.078 acre (parcel 01-032-500), and 1.088 acre (parcel 01-003-109) to result into 1.364 acre parcel. Ed 1st made the motion to approve, Randy 2nd, all were in favor and the motion passed.
   2. Fred Brown here to present the Dennis Richards subdivision plan of tax map 01-14-108 (4.72 acres) into 2 parcels, lot 1 will be 2.24 acre for Dennis’s existing house. Lot 2 will be 2.48 acre for a proposed house that Dennis’s son will build a home upon. Pending the DEP sewage permit approval, Randy 1st made the motion to approve, Rich 2nd, all were in favor and the motion passed.
   3. Darrick Huber here to present his concept of adding extra parking along Washington Street for a 2 story building located at 901 Locust Street (S.R. 869). Converting the house into a state farm insurance office for Darrick. Darrick was directed to get a building permit and to make certain that any proposed work is outside of road right of way of S.R. 869
   4. Randy Cortese here to present an adjoining land merger for Berwind conveying to James Single and Kyle Single near Seestown Road. Tax map 01-006-201.2 of 154.84 acre will be enlarged by 57.45 acre to result in 212.29 acre. Ed 1st made the motion to approve, Rich 2nd, Randy abstained, and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. CBW Federal Credit Union final plan brought by Barb Frantz. The county conservation district approved, the PADOT highway occupancy permit was approved, and the township engineer has approved the plan. Therefore, Randy 1st made the motion to approve, Rich 2nd, all were in favor and the motion passed.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were 7 permits for the following various work: deck, drive thru, pool, siding, pole building, garage and a porch.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:35 pm, Ed 2nd, all were in favor and the motion passed.

**July 6th, 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Randy Cortese
      5. Ed Pentrack
      6. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Bryan Fisher
      2. Karyn Fisher
      3. Stephen M. Landgrebe
      4. Joan Landgrebe
2. **Previous Meeting Minutes**
   1. The June 1st , 2016 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. July 2016 Pennsylvania Township News magazine
   2. CBW Credit Union plan re-submission – which is pending the review of our township engineer.
   3. Zoning Officer’s report submitted by Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
4. **Visitors and Public Input**
   1. Bryan and Karyn Fisher here to request the approval of an Adjoining Lot Merger plan of property located off of a Centennial Drive. The plan will merge Lot 1 at 10.08 acres with Lot 17 at 1.96 acres (Tax Map # 01-24-118.1). Randy 1st made the motion to approve, Rich 2nd, all were in favor and the motion passed.
   2. Stephen Landgrebe and Joan Landgrebe’s here to request the approval of an Adjoining Lot Merger plan of a non-building lot no. 2 (0.428 acres) to be merged with their Tax Map # 01-002.-167.004, DBV 2571, page 70, located off of Ragers Hill Road (S.R. 53). Randy 1st made the motion to approve the plan pending a plan revision adding tax map parcel #1 information and land hook symbols joining the lots, Ed 2nd, all were in favor and the motion passed.
   3. Randy Cortese here to present Howard & Kathleen Frye’s Adjoining Land Merger plan. The Frye’s want to join there lots of Tax Map #01-012-106.00 (0.271 acres of DBV 1662, page 717), Tax Map #01-012-105 (0.17 acres of DBV 2024 page 540), Parcel 2 of 0.017 acres and Parcel 1 of 0.607 acres of Tax Map #01-012-105, all to be added to his existing Tax Map # 01-012-105.001 of 1.241 acres in DBV 1192 page 1049 located along S.R. 160. Rich 1st made the motion to approve, Ed 2nd, Randy did not vote, the rest were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were 15 permits for the following various work: structure demolition, pool, deck, garage, electric, and a single family dwelling.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:24 pm, Mark 2nd, all were in favor and the motion passed.

**June 1st , 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Ed Pentrack
      5. Pat Webb– Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The May 4th, 2016 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. May 26, 2016 Meeting minutes of the Adams Township Zoning Hearing Board for the review and approval of a 7 foot dimensional variance from the 15 foot set-back requirements in an A/R1 zone for Jeremy and Jennifer Hall at 191 Fifty Acre Road. The variance is for a proposed detached 28x40 foot private garage.
   2. May 24, 2016 EADS Group letter listing 31 storm water management plan compliance deficiencies in accordance with the Comprehensive Storm water Management Ordinance of the CBW Credit Union addition.
   3. May 2016 Pennsylvania Township News magazine
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. For the CBW Credit Union along S.R. 869, we reviewed the May 24, 2016 EADS Group letter listing 31 storm water management plan compliance deficiencies in accordance with the Comprehensive Storm water Management Ordinance
         1. Randy thought that the comments where minor.
         2. Pat will ask Diane to send the comments from EADS to Major Builders and Earthtech, Inc.
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were 9 permits for the following various work: deck w/ramp, garage, chimney, shed w/electric, porch w/roof, and a single family dwelling.
7. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:00 pm, Rich 2nd, all were in favor and the motion passed.

**April 6th, 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Mark Bucci
      5. Randy Cortese
      6. Pat Webb – Recording Secretary
   2. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Steve Sewalk
      2. Terry Hoffman
      3. Betty Martin
      4. Ray Haupt
2. **Previous Meeting Minutes**
   1. The March 2nd, 2016 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. April 2016 Pennsylvania Township News magazine
   2. Spring 2016 The Township Planner Newsletter
4. **Visitors and Public Input**
   1. Steve Sewalk here with a revision of the previously approved final subdivision plan of land from the Berwind Corporation (Tax Parcel 01-006-153.00) along Seesetown Road that was subdivided and conveyed to David Ferchalk. This plan correction submission is proposing to exchange 2 separate shaded 0.21 acres areas on the plan each between Berwind to Ferchalk. Randy 1st made the motion to approve the plan, Rich 2nd, all were in favor and the motion passed.
   2. Terry Hoffman here to inquire about zoning of a property being sold by Century 21. The property appears to be zoned AR-1. He wants to buy and put a small car lot on the property to sell cars. We directed him to apply for a zoning hearing meeting.
   3. Ray Haupt here from Berwind to inquire about property in front of and across from the Windber County Club. It is zoned Commercial.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. RJ inquired about subdividing his driving range property. He is interested in developing the subdivided property into retirement duplex homes. The commission members reviewed the ordinance book and it appears that RJ could make a proposal. RJ may still have to apply for a set-back variance along the marriage wall of the structures.
6. **Zoning Officer Report**
   1. Barb Frantz here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb reported that there were 9 permits for the following various work: garage, shingles, carport, barn, fence, electric, and a roof over a deck.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:22 pm, Randy 2nd, all were in favor and the motion passed.

**March 2nd , 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Ed Pentrack
      5. Mark Bucci
      6. Jackie Ritko
      7. Randy Cortese
      8. Pat Webb – Recording Secretary
   2. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   3. The following people are listed as attendees to the meeting:
      1. Russell Grieff
      2. Lanny Grieff
2. **Previous Meeting Minutes**
   1. The February 3rd, 2016 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. February 2016 Pennsylvania Township News magazine
4. **Visitors and Public Input**
   1. Russell Grieff here to inquire about performing auto part replacement work as a home occupation being performed from his garage. We directed Russell to apply for a zoning hearing board meeting to apply for a special exception. We expressed our concerns that sand blasting, painting, and auto part debris disposal on his property is prohibited. Russell replied that he will not be performing that type of work, replacement part work only.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Sewage Facilities Planning Module for Scott Gdula, 536 Llanfair Road, Windber, PA. Ed 1st made the motion to approve, Randy 2nd, all were in favor and the motion passed.
6. **Zoning Officer Report**
   1. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency to report. Barb Frantz had emailed the report to RJ. RJ stated the report had work at a credit union and a deck permit in Saint Michael.
7. **Adjournment**
   1. Rose 1st motions to adjourn the meeting at 8:23 pm, Mark 2nd, all were in favor and the motion passed.

**February 3rd , 2016 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Mark Bucci
      5. Jackie Ritko
      6. Pat Webb – Recording Secretary
      7. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The January 6th, 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. January 2016 Pennsylvania Township News magazine
   2. State Ethic forms for Planning Commission Members to fill-in and to submit back to Diana.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Barb Frantz was present to report that no permit submission where received for Adams Township.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 7:53 pm, Rich 2nd, all were in favor and the motion passed.

**January 6th, 2016 - Adams Township Planning Commission Meeting & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Ed Pentrack
      5. Mark Bucci
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
      8. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. No guests attended tonight’s meeting
2. **Previous Meeting Minutes**
   1. The December 2nd 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Jackie 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Adams Township Supervisors letter to Planning Commission members announcing to pay them $30 for their attendance at each meeting and also announcing Pat’s reappointment to be the Planning Commission Recording Secretary.
   2. December 2015 Pennsylvania Township News magazine
   3. 2015 Christmas Card from Township Supervisors
   4. April 17-20, 2016 PSATs Conference Invitation Information in Hershey, PA
   5. Cambria County Commissioner’s Hockey night invite flyer for January 9th at 7pm.
   6. Adams Township Supervisors letter to RJ announcing his 5 year reappointment to the Adams-Croyle Recreation Authority
   7. Adams Township Supervisors letter to Pat announcing his reappointment to be the Planning Commission Recording Secretary.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Yearly Re-Organization Meeting Minutes:
         1. Mark made a motion to keep the same members at our current positions,Jackie 2nd, all were in favor and the motion passed.
         2. Planning Commission Meeting dates for 2016 starting at 7:30 pm are: 1/6, 2/3, 3/2, 4/6, 5/4, 6/1, 7/6, 8/3, 9/7, 10/5, 11/2, and 12/7.
6. **Zoning Officer Report**
   1. No one here with a report from CCBCEA d/b/a Laurel Municipal Inspection Agency. Barb Frantz emailed a report to RJ. The report showed 6 permits were issued during the month of November, 2015.
7. **Adjournment**
   1. Jackie 1st motions to adjourn the meeting at 7:53 pm, Rose 2nd, all were in favor and the motion passed.

**December 2nd , 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Mark Bucci
      5. Jackie Ritko
      6. Pat Webb – Recording Secretary
      7. No one here representing the CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. The following people are listed as attendees to the meeting:
      1. Steve Sewalk
      2. Amy Spinos
      3. Mike Gdula
2. **Previous Meeting Minutes**
   1. The November 4th 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. November 2015 Pennsylvania Township News magazine
4. **Visitors and Public Input**
   1. Steve Sewalk with Amy Spinos, here to submit a final major subdivision plan of land from the Berwind Corporation along Seesetown Road being divided and conveyed to Gino/Amy Spinos and Steve Sewalk. Berwind’s Tax Parcel 01-006-153.00 will be divided into Lot 1 of 9.06 Acres to the Spinos, Lot 2 of 0.94 to the Spinos, Lot 3 to Steve Sewalk, Lot 4 of 1.14 Acres to Steve Sewalk, with the residue of the tax parcel division remaining with the Berwind Corporation. Pending a receipt of the letter from the water and sewer authorities, Randy 1st made the motion to approve the plan, Mark 2nd, all were in favor and the motion passed.
   2. Mike Gdula here with questions concerning zoning. He wanted to know the zoning of Creselo at 542 5th Street, St. Michael, PA. Mike described a person who lives at 542 5th Street who has several postal vehicles, motorized lawn equipment, and a snow plow truck all parked along 5th street and the alley opposite of the property. We told him it was zoned Urban and that Mike should contact Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. No one here with a report from CCBCEA d/b/a Laurel Municipal Inspection Agency.
7. **Adjournment**
   1. Jackie 1st motions to adjourn the meeting at 7:53 pm, Rich 2nd, all were in favor and the motion passed.

**November 4th, 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Ed Pentrack
      5. Mark Bucci
      6. Pat Webb – Recording Secretary
      7. Martin Sumner – CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. The following people are listed as attendees to the meeting:
      1. Mark Kresak
2. **Previous Meeting Minutes**
   1. The October 7th 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. October 2015 Pennsylvania Township News magazine
   2. Fall 2015 The Township Planner newsletter
4. **Visitors and Public Input**
   1. Mark Kresak is here representing Randy Cortese, PLS to submit a final plan of an adjoining land merger from Berwind Corporation conveying property to James J. Single and Kyle J. Single for property along Seestown Road. The plan is merging 4.5 acres from Berwind to an existing 150.344 acre parcel (Tax Map 01-006, Parcel 201.2) owned by James J. Single and Kyle J. Single. The result of the land merger plan will produce a 154.844 acre parcel (Tax Map 01-006, Parcel 201.2). Rich 1st made the motion to approve the plan, Ed 2nd, all were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Martin Sumner here to report that there were 3 new permits.
7. **Adjournment**
   1. Rose 1st motions to adjourn the meeting at 7:43 pm, Rich 2nd, all were in favor and the motion passed.

**October 7th, 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Ed Pentrack
      5. Randy Cortese
      6. Mark Bucci
      7. Jackie Ritko
      8. Pat Webb++ – Recording Secretary
      9. Barb Frantz – CCBCEA d/b/a Laurel Municipal Inspection Agency

++ - Pat was not present at tonight’s meeting. Mark Bucci took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. No guests attended tonight’s meeting

1. **Previous Meeting Minutes**
   1. The September 2nd 2015 meeting minutes were presented for us to read and review. The following are 2 corrections that of September’s meeting:
      1. Marc Bucci’s name was missing as an attendee to the meeting, he did attend the 9/2/15 meeting and the Township needs to pay him for his attendance. Randy Cortese’s last name was misspelled. Barb Frantz’s name was also misspelled.
      2. After noting that the correction will be made by Pat, Randy 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. September 10, 2015 Adams Township Zoning Hearing detailing Karen Carpenter’s 8’ variance that was granted for a pre-existing shed.
3. **Visitors and Public Input**
   1. None
4. **Old Business & New Business**
   1. Old Business
   2. New Business
5. **Zoning Officer Report**
   1. Barb France here to report that there were 17 new permits.
6. **Adjournment**
   1. Mark 1st motions to adjourn the meeting at 7:40 pm, Rose 2nd, all were in favor and the motion passed.

**September 2nd, 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:33 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Randy Cortes
      5. Pat Webb – Recording Secretary
      6. Barb France – CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. The following people are listed as attendees to the meeting:
      1. Adam Katrancha
      2. Geno Spinos
      3. Steve Sewalk
      4. David Ferchalk
      5. Jason Gdula
2. **Previous Meeting Minutes**
   1. The August 5th, 2015 meeting minutes were presented for us to read and review. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. August 6,2015 Adams Township Zoning Hearing
   2. Adam Katrancha here to present a subdivision plan to collect 3 parcels totaling 4.799 Acres from Cooney Brother Coal tax parcel 01-014-113.0 that is proposed to be conveyed to Adam as a new tax parcel located on both sides of old rail road conveyed to ECS Partnership LTD. We cannot approve the plan, as is. The following are plan recommendations that we made for a future plan re-submission:
      1. Non-building lot note needs to be added to the plan.
      2. Parcel 1 is acceptable, but parcels 2 and 3 appeared to be land locked.
      3. A revision to the plan illustrating that there is access to Parcel 3 and a possible agreed access from ECS Partnership LTD to Parcel 3 would make the pan acceptable.
      4. Also, a note stating whether or not water and sewer is available.
   3. Gino Spinos and Tracey Sewalk here to present a concept sketch plan to subdivide Berwind property of Tract 59 into residential building lots.
   4. From the August meeting - David Ferchalk and Jason Gdula here to re-submit the Re-subdivision plan being submitted by the EADS Group for Berwind for properties of off Seestown Road:
      1. 5.06 acres of Berwind property being conveyed to be added to the 4.132 acres of the Ferchaulk property (totaling 9.19 acres) and
      2. 3.09 acres of Berwind property being conveyed to be added to the 4.132 acres of the Gdula property (totaling 7.22 acres).
      3. All suggested August revision have been made, and as a clarification - no new lots have been created in this submission, only the existing lots at stated above have been enlarged.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
   2. New Business
6. **Zoning Officer Report**
   1. Barb France here to report that there were11 new permit and 2 electrical services.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:30 pm, Rich 2nd, all were in favor and the motion passed.

**July 1st ,2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Ed Pentrack
      4. Mark Bucci
      5. Jackie Ritko
      6. Pat Webb – Recording Secretary
      7. “No one attending” – CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. The following people are listed as attendees to the meeting:
      1. Eric Eminhizer
2. **Previous Meeting Minutes**
   1. The June 3rd, 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Cambria County Planning Commission 6/22/15 approval letter for Colony Real Estate for Eric Eminhizer’s, (ECS Partnership) lot addition plan to convey land to Croyle Township. The proposed plan would create 2 new lots from 4 existing lots that span Croyle and Adams townships along PA 869 and Zevorich Road.
   2. April 2015 The Authority Pennsylvania Municipal Authorities Association magazine.
4. **Visitors and Public Input**
   1. Eric Eminhizer, (ECS Partnership) is here to present his plan that the Cambria County Planning Commission’s 6/22/15 approval from the above correspondence. The proposed plan would create 2 new lots from 4 existing lots that span Croyle and Adams townships along PA 869 and Zevorich Road. Ed 1st made the motion to approve the final subdivision plan, Mark 2nd, all were in favor and the motion passed.
5. **Old Business & New Business**
   1. Old Business
   2. New Business
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 7:48 pm, Mark 2nd, all were in favor and the motion passed.

**June 3rd ,2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Ed Pentrack
      5. Mark Bucci
      6. Pat Webb – Recording Secretary
      7. “No one attending” – CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. The following people are listed as attendees to the meeting:
      1. Eric Eminhizer
2. **Previous Meeting Minutes**
   1. The April 1st, 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
   2. The May 6th, 2015 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Rose 2nd, pending the correction that the Horvath Communications Cell Tower plan was reviewed, voted upon, and approved during the May 6th meeting. All were in favor and the motion passed.
3. **Correspondence**
   1. April and May PSATS Township News Letters.
   2. April 23rd Zoning Hearing Board Meeting Minutes
   3. June 17th Zoning Hearing Notice for a meeting starting at 5:30pm to discuss a 2’ exception to the 6’ high fence. The fence is proposed to be 8’ high for a proposed fiber optic “Hut/Hub”.
   4. May 12th letters from the Planning Commission Meeting to the Zoning Hearing Board, Township Supervisors, and Kevin Nadalin of Gateway Engineers, Inc.
4. **Visitors and Public Input**
   1. Eric Eminhizer, (ECS Partnership) is here to discuss a preliminary plan proposal concerning properties that are in Adams and Croyle Township where the windmill farm is along the “Beaverdale Stretch”. The properties are adjacent to properties owned by Cooney Brothers Coal Co. and Angels Trust. To correct issues of correct access to the windmills, he wants to do a lot addition plan to convey land to Croyle Township. The plan could result in an 8 to 10 acre residue parcel that will have public water and sewer access which will be in Adams Township.
5. **Old Business & New Business**
   1. Old Business
   2. New Business
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Mark 1st motions to adjourn the meeting at 8:45 pm, Rich 2nd, all were in favor and the motion passed.

**May 6th 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Randy Cortese
      5. Ed Pentrack
      6. Jackie Ritko
      7. Mark Bucci
      8. Pat Webb++ – Recording Secretary
      9. “No one attending” – CCBCEA d/b/a Laurel Municipal Inspection Agency

++ - Pat was not present at tonight’s meeting. Mark Bucci took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. The following people are listed as attendees to the meeting:
     1. Jim Kopal
     2. Jeff Glass
     3. Darrick Huber
     4. Kevin Nadalin

1. **Previous Meeting Minutes**
   1. The April 1st, 2015 meeting minutes were NOT presented for us to read and review. Therefore, no motion was able to be made to approve any meeting minutes. Pat will ask Diana to have both the April 1st and this meeting (May 6th) minutes be printed out for next month’s meeting which will be on June 3rd .
2. **Correspondence**
   1. None
3. **Visitors and Public Input**
   1. Jim Kopal here for Horvath Communications to proposed 350 foot high communications tower for Verizon located at the 911 address of 1079 Old Bedford Pike, Windber, PA 15963. This proposals falls under Section 604, 60401-B. Lot size is 100’ by 100’ (0.22 acres) with a 70’ by 70’ fenced in area. Zoned S-District and was given a Special Exception Usage. From Section 1807, 180712-G – Jim Kopal states that this is in the FCC Report.
      1. Mark’s notes did not indicate if a motion was made to approve the plan.
   2. Form Jeff Glass & Harry E. Ferrier, property located at 1616 Oakridge Drive. This is a 1.8 acre parcel that has 2 houses located on it, of which, one house has burnt down and Glass/Ferrier wants to build a new house. They will have a new sewage system installed which will be submitted to the township.
      1. Mark noted Section 805s & 806, (fence restrictions)
      2. There was no plan submitted to for a motion to be made to approve any plan.
      3. Sketch plan was available to be used for discussion purposes.
   3. Darrick Huber, State Farm Agent, here to inquire about moving his business to the bottom floor at 984 Locust Street, St. Michael. The Planning Commission informed him that he we have to ask to attend a Zoning Hearing Meeting for a Special Exception for Usage in Residential Area.
   4. Kevin Nadalin here to present plans of the Fiber Optic Building (Previously referred to as the “Hut” that the Township Supervisor’s had supported the construction/assembly of - as discussed in the February and May meeting). The building is an 8’ by 10’ in size for fiber optic cable repair. Due to the statements of Section 804, (80401 – Special Exception in R-3 Zone) and Section 806 (80604 – Lot Area Size Limitations), the following decisions were made:
      1. Motion was made by Ed and 2nd by Randy for Preliminary Approval Pending an Approval by the Zoning Hearing Board “For a Special Exception on Usage in a R-3 Zoned District”
      2. Pat to write a letter to the Township Supervisors informing them of the Planning Commission’s determinations as previously stated above.
      3. The letter will be also be forwarded to Kevin Nadalin.
4. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. The Planning Commission has requested that Pat write a letter to the Zoning Hearing Board to have all findings forwarded to Planning Commission on all hearings including dates an any and all correspondence associated with the hearings.
      2. It was also discussed that a member of the Planning Commission should start attending supervisor’s meetings, so that we can be more informed in decisions concerning land development that the supervisors are involved with.
5. **Zoning Officer Report**
   1. None
6. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:35 pm, Rose 2nd, all were in favor and the motion passed.

**April 1st 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Randy Cortese
      5. Ed Pentrack
      6. Jackie Ritko
      7. Pat Webb– Recording Secretary
      8. “No one attending” – CCBCEA d/b/a Laurel Municipal Inspection Agency
   2. The following people are listed as attendees to the meeting:
      1. Gary Poborsky
2. **Previous Meeting Minutes**
   1. The March 4th, 2015 meeting minutes were presented for us to read and review. Marc 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. The Spring 2015 Pennsylvania State Association of Township Supervisors (PSATS) Newsletter
   2. 3/24/15 Cambria County Planning Commission letter invitation to attend Subdivision and Land Development and Review courses on May 14th, 21st, 28th, from 6pm to 9:30pm. Cost is $100 per person.
   3. Notice from the Cambria County Commissions to host the Municipal Officials Meeting on Wedensday, May 6th, 2015 at 6pm at the Courthouse. Storm Water Management and other water related issues will be the main topic of discussions.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. RJ discussed the “hut” building that was previously discussed by Joe Muscatello. The “hut” appears to actually be a commercial structure that the township supervisors are planning on constructing. RJ wants a letter to be sent to the township supervisors (“cc” to Joe Muscatello) requesting that the proper paperwork be submitted township for the proposed structure to be evaluated in accordance to the township ordinances, (Section 80401, page 45)
   2. New Business
      1. RJ and Jackie want a support letter from our planning commission to the Adams and Croyle Recreational Authority informing them of our commission’s support of recreational trail projects to build within the 1889 park.
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Rose 1st motions to adjourn the meeting at 8:10 pm, Randy 2nd, all were in favor and the motion passed.

**March 4th, 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Ed Pentrack
      5. Jackie Ritko
      6. Pat Webb– Recording Secretary
      7. Joe Muscatello – CCBCEA d/b/a Laurel Municipal Inspection Agency, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Gary Poborsky
      2. Denny Ritko
2. **Previous Meeting Minutes**
   1. The February 4th, 2015 meeting minutes were presented for us to read and review. Rose 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. The February &March 2015 Pennsylvania State Association of Township Supervisors (PSATS) Newsletter
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Joe Muscatello had questioned whether or not the “Hut” located near the Township building and other facilities were approved by the Township. As far as this commission knows, there is not an approved plan for the “Hut”. Joe will ask Diana again about the site.
   2. School project has not awarded the bids yet. Joe has done some preliminary main utility inspections.
7. **Adjournment**
   1. Rose 1st motions to adjourn the meeting at 7:50 pm, Rich 2nd, all were in favor and the motion passed.

**February 4th, 2015 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 8:05 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Poborsky – Secretary
      4. Randy Cortese
      5. Jackie Ritko
      6. Mark Bucci
      7. Pat Webb++ – Recording Secretary
      8. Joe Muscatello – CCBCEA d/b/a Laurel Municipal Inspection Agency, attending as our township Zoning Officer

++ - Pat was not present at tonight’s meeting. Mark Bucci took notes and gave them to Pat. Pat prepared the meeting minutes and submitted them to the Township Secretary.

* 1. The following people are listed as attendees to the meeting:
     1. Alex Jordina
     2. Keith Gindlesperger
     3. Rick Penatzer

1. **Previous Meeting Minutes**
   1. The January 7th, 2015 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
2. **Correspondence**
   1. January 2015 Pennsylvania State Association of Township Supervisors (PSATS) Newsletter
   2. Variance copy of Verizon’s 350’ high cell tower on Berwind property.
   3. Forest Hills Junior/Senior School stormwater management plan
3. **Visitors and Public Input**
   1. Alex Jordina attending to explore the intent to open a garage on Centenial Drive. The area is zoned AR-1. Therefore, Alex was advised apply for a Zoning Hearing Board meeting to have his request evaluated.
   2. Keith Gindleperger attending to present final revised Forest Hills Junior/Senior School stormwater management plan. The stormwater management plan post construction stromwater volume has been reduced because the impervious building footprint has been reduce to be an approximate 3,000 square foot total that has resulted the stormwater management facilities now to be mathematically oversized. Some of the parking stalls have been changed from impervious parking stalls to be pervious stabilized lawn parking stalls, 472 total stalls. Soccer and softball fields will be separate bids. Building bids are due by March 12, 2015. FEMA has raised the Flood Plane limits by 1½ feet. Therefore the building first floor elevation will be raised 6 inches. Randy 1st made the motion to approve the final site plan, Rich 2nd, all were in favor and the motion passed.
   3. Rick Penatzer attending to submit paper work and $5 payment for a driveway permit for his house intends to build on property at 615 Mt. Hope Road.
4. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
5. **Zoning Officer Report**
   1. None
6. **Adjournment**
   1. Randy 1st motions to adjourn the meeting at 8:55 pm, Rich 2nd, all were in favor and the motion passed.

**January 7th, 2015 - Adams Township Planning Commission Meeting & Yearly Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 8:05 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
      6. Joe Muscatello – CCBCEA d/b/a Laurel Municipal Inspection Agency, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Rick Penatzer
2. **Previous Meeting Minutes**
   1. The December 3rd, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. December 2014 Pennsylvania State Association of Township Supervisors (PSATS) Newsletter
   2. Note from Diana stating the following 7:30 pm Planning Commission Meeting dates: 1/7, 2/4, 3/4, 4/1, 5/6, 6/3, 7/1, 8/5, 9/2, 10/7, 11/4, and 12/2.
4. **Visitors and Public Input**
   1. Rick Penatzer here to ask questions on what forms and approvals he needs to build a house on property that he owns along Mt. Hope Road. We advised him to contact Diana to get a compliance permit or go onto CCBCEA’s website to download the permit application and then submit the permit to CCBCEA. He will have to drill a well for drinking water, there is a sanitary sewer line across the road that Rick should be able to tap into. Joe also advises him to call the office to ask for guidance information concerning storm water controls. He is hoping to start this spring.
5. **Old Business & New Business**
   1. Old Business
      1. None – 3 keys were left for RJ, Rich, and Pat to have to access the building.
   2. New Business
      1. Mark asked for name plates to be made up for himself and Randy Crotez. RJ has directed Pat contact Diana to have the name plates made.
      2. Yearly Re-Organization Meeting Minutes:
         1. Mark made a motion to keep the same members at our current positions, Ed 2nd, all were in favor and the motion passed. RJ has directed Pat to draft a letter for Diana to send to all members to notify every one of our 2015 meeting dates/times. Mark would like a statement to place in the letter that everyone’s attendance would be greatly appreciated due to the poor attendance throughout the past year. Also, we want all planning commission members to send Pat their; home phone number, cell number, and email address to Pat so that he can send out a reminder notice text or email before for each monthly meeting.
      3. Mark makes motion to have the township renew our membership to PSATS so that we can continue to receive the monthly newsletter from PSATS, Rich 2nd, and the motion passed.
6. **Zoning Officer Report**
   1. Joe Muscatello was present to report that 4 permits were submitted to be act upon for:
      1. an amp service,
      2. interior renovations
      3. attached garage to a house
      4. roof over a cement pad for a porch.
   2. Verizon Wireless will have a Zoning Hearing on 1/15/2015 at 5:30pm. The Verizon Wireless cell tower is to be placed at 1079 Old Bedford Pike within property owned by Berwind Corp, represented by James Kopac.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 8:50 pm, Ed 2nd, all were in favor and the motion passed.

**December 3rd, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 8:00 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Jackie Ritko
      6. Pat Webb – Recording Secretary
      7. Joe Muscatello – CCBCEA d/b/a Laurel Municipal Inspection Agency, attending for Barb Frantz as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Walter Christ
      2. Mary Christ
2. **Previous Meeting Minutes**
   1. The October 1st, 2014 meeting minutes were presented for us to read and review. Ed 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed. The November meeting minutes were not voted upon since no motions were made during the meeting.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Walter and Mary Christ were here to present a final minor subdivision plan of Tax Map 01-10, Parcel 110 into Lot 2 for 1.003 acres for the existing dwelling with the remaining acres of the original parcel as Lot 1 for 3.289 acres as residual acreage. Rich1st made the motion to approve the subdivision plan, Jackie 2nd, all were in favor and the motion passed. A mylar was no left, Pat will contact ask Diana to contact Galen Seese for him to provide one to be signed.
5. **Old Business & New Business**
   1. Old Business
      1. None –
   2. New Business
      1. We could not start tonight’s meeting on time since the building was locked. The officer on duty could not open the building since he was addressing an emergency incident in Mine 42. Mark had to call officer Kirk Moss (who was off duty) to open the building late at 7:55pm. Therefore RJ has requested the Township Supervisor’s issue us (3) keys to the building for the following:
         1. Ron Young (RJ) – President / Chairman
         2. Rich Webb - Vice Chairman
         3. Pat Webb – Recording Secretary
      2. Pat will request in the submission of the meeting minutes to Diana that the supervisor’s make the 3 keys available to us.
6. **Zoning Officer Report**
   1. Joe Muscatello was present to report that 6 permits were submitted to be act upon. They have not received anything on the cell tower. Joe left us his business card.
      1. Office number is 814-471-0424
      2. Fax number is 814-471-6801
      3. Joe’s cell number is 814-341-8775
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 8:20 pm, Jackie 2nd, all were in favor and the motion passed.

**November 5th , 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Mark Bucci
      3. Pat Webb++ – Recording Secretary
      4. Barb Frantz – Cambria County Codes, attending as our township Zoning Officer

++ - Pat was not present at tonight’s meeting. Mark Bucci took notes and gave them to Pat for him

to type up.

* 1. The following people are listed as attendees to the meeting:
     1. Brad Salonic

1. **Previous Meeting Minutes**
   1. October meeting minutes where not read because we did not have enough commission members to have a meeting tonight. The October meeting minutes and tonight’s notes will be reviewed and voted at the December meeting.
2. **Correspondence**
   1. None
3. **Visitors and Public Input**
   1. Brad Salonic here to discuss putting a shed on his property. His property is zoned Urban and according to the zoning book, sheds could be reviewed as an accessory use. The plans will stay in the township office to be reviewed at the December meeting.
4. **Old Business & New Business**
   1. Old Business
      1. None – We did not have enough commission members to have a meeting tonight.
   2. New Business
      1. None – We did not have enough commission members to have a meeting tonight.
5. **Zoning Officer Report**
   1. Barb Frantz present to report that 5 permits were submitted to be act upon. The Forest Hills electrical inspection has been done. The new plans should be submitted to the planning commission.
6. **Adjournment**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight.

**October 1, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Jackie Ritko
      6. Randy Cortese
      7. Pat Webb – Recording Secretary
      8. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Sam Birch
2. **Previous Meeting Minutes**
   1. The September 3rd, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. State Association of Township Supervisors newsletter.
4. **Visitors and Public Input**
   1. Sam Birch here along with Randy Cortese to present adjoining land merger plan of Daniel F. Matula to convey 0.115 acres to Sam and Gayle Birch to be added to the parcel described in DBV 997, page 622. Ed 1st made the motion to approve the plan, Mark 2nd, Randy abstained, all were in favor and the motion passed.
   2. Randy Cortese here to present another property subdivision of Lot 3 of 1.172 acres and Lot 4 of 1.174 acres for the Robert G. Lawther Family trust (Tax Map 1-24-106) located of off Centennial Drive, SR2001. Ed 1st made the motion to approve the plan, Rich 2nd, all were in favor and the motion passed. Randy Cortrese abstained from voting. Lots 1 and 2 were previously approved in July and August of 2014. As per the Adams Township Zoning Ordinance, minor subdivisions are limited to 5 separate lots. Now that the Lawther Family trust property has 4 subdivided lots and the residue is considered the 5th lot, any future subdivisions will require a major subdivision plan. The commission had directed Pat to send a letter sent Robert Lawther to make him aware of the ordinance.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush present to report that 4 permits were approved during the month of August.
7. **Adjournment**
   1. Randy1st motions to adjourn the meeting at 8:00 pm, Rich 2nd, all were in favor and the motion passed.

**September 3, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:30 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Mark Bucci
      3. Edward Pentrack
      4. Jackie Ritko
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. None
2. **Previous Meeting Minutes**
   1. The August 6th, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Pennsylvania Township News, August 2014.
4. **Visitors and Public Input**
   1. None.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush was not present to present a report.
7. **Adjournment**
   1. Ed 1st motions to adjourn the meeting at 7:45 pm, Jackie 2nd, all were in favor and the motion passed.

**August 6th , 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 8:00 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Randy Cortese
      4. Rose Poborsky – Secretary
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. John Knepper
      2. Randy Cortese
2. **Previous Meeting Minutes**
   1. The July 2nd , 2014 meeting minutes were presented for us to read and review. Rich 1st made the motion to approve the meeting minutes, Randy 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. July 28th, 2014 EADS letter to Township Supervisors stating that the applicant has addressed all engineering comments with the exception of the following:
      1. Operation and Maintenance Agreement for Privately Owned Stormwater BMP’s, per Section 405
      2. Recording of approved BMP Operation and Maintenance Plan
         1. The applicant wrote that these 2 exceptions will be completed upon approval, the applicant must also meet the requirements in the Floodplain Ordinance.
   2. PSATS News Bulletin, July 2014.
4. **Visitors and Public Input**
   1. John Knepper present with his site plan for preliminary approval pending Ben Grush to receive a completed stormwater maintenance agreement and also for Ben to review if plan complies with the flood plain ordinance. Rich 1st made a motion to approval pending Ben’s receipt of the stated information above, Randy 2nd, all were in favor and the motion passed.
   2. Randy Cortese here to present another property subdivision of Lot 2 of 1.338 acres for the Robert G. Lawther Family trust (Tax Map 1-24-106) located of off Centennial Drive, SR2001. Rich 1st made the motion to approve the plan, Rose 2nd , all were in favor and the motion passed. Randy Cortrese abstained from voting.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush had reports for months of June & July consisting of sheds, pools, decks, roofs, electrical, and gas services.
7. **Adjournment**
   1. Rich 1st motions to adjourn the meeting at 8:18 pm, Rose 2nd, all were in favor and the motion passed.

**July 2nd , 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich at 7:55pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Rose Proborsky – Secretary
      3. Mark Bucci
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Mary Nagy
      2. Jason Gdula
      3. Galen Seese
2. **Previous Meeting Minutes**
   1. The June 4th, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Jackie 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Acknowledgement letter from Cambria County Planning Commission for William Thomas Subdivision plan.
   2. Sally Stanton side lot addition to Cherly Weckoski plan is here for final signatures and is notarized as we requested.
   3. Township Planner Newsletter, summer 2014.
   4. Copies of last month’s letters to Sally Stanton and John Knepper.
4. **Visitors and Public Input**
   1. Mary Nagy here with DEP letter stating that Mary has a sewer permit and she also has copies of her subdivision plan. Now that all the required approvals have been obtained, Ed 1st made the motion to approve the plan, Jackie 2nd, the motion passed to have the plan signed and sent to the Township supervisor’s for them to sign.
   2. Jason Gdula here to present a minor subdivision plan to buy property of off Berwind, located off of Seesetown Road. The plan illustrated the subdivision of 2 non-building lots, lot 1 at 4.132 acres and lot 2 of 4.132 acres. Original parcel is 01-006-153.00. Ed 1st made the motion to approve the plan, Jackie 2nd, the motion passed to have the plan signed and sent to the Township supervisor’s for them to sign.
   3. Galen Seese here with Bill Thomas and his sewer letter, and the county planning commission letter. Mark 1st made the motion to approve the plan, Ed 2nd, the motion passed to have the plan signed and sent to the Township supervisor’s for them to sign.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush reported that there 2 new home permits, will have a report next month.
7. **Adjournment**
   1. Mark motions to adjourn the meeting at 8:30 pm, Jackie 2nd, all were in favor and the motion passed.

**June 4th, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Randy Cortese
      6. Pat Webb – Recording Secretary
      7. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Brian Kelly
      2. William Thomas
      3. Walter Christ, Jr.
2. **Previous Meeting Minutes**
   1. The May 7th, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 5/2/14 EADS stormwater management review comment letter concerning the John Knepper Storage Facility.
      1. The letter contains 12 comments that illustrated stormwater management plan deficiencies.
      2. Due to the amount and content of the deficiencies, the planning commission cannot accept the stromwater management plan. Therefore, the EADS comment letter must be submitted to John Knepper and his engineer for the 12 deficiencies to be addressed and the plan must be resubmitted for review. Pat will write a letter for Diana to be sent to John and his engineer.
   2. 05/12/14 Cambria Co. Planning Commission letter approving the Nagy subdivision
   3. Sewerage planning module for the Gary Nagy has been received, RJ and Zoning Officer Ben Grush will have to review first and sign.
      1. Before the end of the meeting both RJ and Ben reviewed and signed for our planning commission.
      2. The signed sewage planning module was left in the meeting room for Diana to send back to the Cambria County Sewage Enforcement Agency to be processed.
4. **Visitors and Public Input**
   1. Brian Kelly here to submit a minor subdivision plan side lot addition of parcel A of 0.50 acres from Sally B. Stanton’s residual tract parcel 01-011-107 to be added to Cheryl Weckoski’s parcel of 01-047-319. This subdivision plan will change the Weckoski’s 01-047-319 parcel from 0.513 acres to 1.013 acres.
      1. Randy 1st made the motion to approve the plan, Ed 2nd, the motion passed pending the receipt of a signed mylar original and notarized plans.
      2. Additionally the commission requested that a letter be sent to Sally Stanton and her attorney reminding them that a Major Subdivision plan will have to be submitted for the development of single lots being subdivided from Sally Stanton’s 01-011-107 parcel since the parcel has been separately been subdivide in the past up to the maximum of 6 separate lots per required by the zoning ordinance book. Pat will write a letter for Diana to be sent to Sally Stanton and her attorney.
   2. William Thomas here to present the Thomas Subdivision plan of parcel 01-06-105, which is currently 7.153 acres. The subdivision plan is proposed to split the 7.153 acres into lot 2 of 2.158 acres and lot 1 of 4.995 acres. within AR-1 zoned of a Seesetown Road, subdividing . rich 1st, Ed 2nd
      1. Rich 1st made the motion to approve the plan, Ed 2nd, the motion passed pending the following; receipt of a:
         1. Signed mylar original and notarized plans
         2. Sewer authority letter stating the availability of a sewer tap.
      2. Note of plan of being corrected from R2 to AR-1.
   3. Walter Christ, JR here to inquire to subdivide his property to convey part of his property to his son, which is zoned R-2, at 4.3 acres. He wants to know what he needs to do. The parcel has available sewer and water lines.
   4. Randy Cortes here to present a property subdivision lot line adjustment for the Robert G. Lawther Family trust (Tax Map 1-24-106) located of off Centennial Drive, SR2001. Rich 1st made the motion to approve the plan, Ed 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Mark has an inquiry Robert Kudlawiec, that Robert would like to be appointed to be on the planning commission once a position becomes available.
6. **Zoning Officer Report**
   1. Ben Grush reported the following 2 reports:
      1. April 2014 Report – total of 10 permits for the following; garages, amp services, building demos, and roofs.
      2. May 2014 Report – total of 12 permits for the following; decks, pool, amp service, and building additions.
7. **Adjournment**
   1. Randy motions to adjourn the meeting at 8:30 pm, Mark 2nd, all were in favor and the motion passed.

**May 7th, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Mrs. Nagy & daughter
      3. Concerned Adams Township resident
2. **Previous Meeting Minutes**
   1. The April 2nd, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.

1. **Correspondence**
   1. March-April 2014 Pennsylvania State Association of Township Supervisors (PSATS) News Bulletin newsletter.
2. **Visitors and Public Input**
   1. Fred Brown here to present a final subdivision plan for property of Gary Nagy located off a of private road of Power Line Drive that comes off of Seesetown Road. The proposed plan is to split a parcel that has Lot 7 and Lot 6 identified. Private access and seasonal roadway maintenance will be maintained by the private property owners for all lots including the new lots of 7 and 6 as labeled on the presented plan. The sewage permit has been reviewed by Cambria County and will be sent to the PADEP office in Greensburg, PA for approval. Mark 1st made the motion to approve the plan pending the approval and receipt of the final approved sewage permit, Ed 2nd, all were in favor and the motion passed.
   2. A concerned Adams Township resident present here to question the building demolition of a farm structure located along Helsel Road off of the property belonging to the Wolfhope family. The structure has been demolished and the concerned resident also had questioned the potential of the building debris being burned in the near future. The commission recommended that the resident contact Ben Grush at his office to obtain specific information.
3. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
4. **Zoning Officer Report**
   1. Ben Grush reported the review of 12-14 building permits for this month. Ben submitted the list of permits that were approved during the month of March on a 4/1/2014 report. The 4/1/2014 report illustrated a total of 5 permits for: Garage, fence, electric service, and 2 roofs.
5. **Adjournment**
   1. Ed motions to adjourn the meeting at 8:55 pm, Mark 2nd, all were in favor and the motion passed.

**April 2nd, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Mark Bucci
      5. Edward Pentrack
      6. Randy Cortese
      7. Pat Webb – Recording Secretary
      8. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Denny Richards – Township Supervisor
2. **Previous Meeting Minutes**
   1. The March 5th, 2014 meeting minutes were presented for us to read and review. Mark requested a correction to Visitors and Public Input Section IV, (b) (ii) concerning James Webb’s “business being a retail shop” to add “**per Section 904.01 (d), page 50 of the 2007 Zoning Ordinance”**, to the end of the original comment to now read: **“James sign business would be a retail shop per Section 904.01 (d), page 50 of the 2007 Zoning Ordinance.”**
   2. Randy 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. March 2014 The Township Planning Association Newsletter
4. **Visitors and Public Input**
   1. None.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. John Knepper’s Post Construction Storm water Management application plan of building storage units across from JMA business along Amsite Road, in (Zone U) near to 80 feet from the South Fork of Little Conemaugh River has been submitted. We want Diane to send this our township engineer EADS to review and comment.
      2. Zoning Hearing board approved the convenience store in Dunlo on 3/6/2014 for Wade Lantz.
      3. Rich has made 2 comments concerning:
         1. The labeling/naming of the township compliance permit in our zoning book to be verified so that it is not to be confused with the county building permit.
         2. The fees associated with the township compliance permit.
            1. We thought that we should meet early before the next regular scheduled meeting for a workshop to address/review the zoning book to make a statement correction clarifying that the township only issues a township compliance permit with discussed associated fees for that permit.

1. **Zoning Officer Report**
   1. Ben Grush reported the review of 5/6 building permits.
2. **Adjournment**
   1. Randy motions to adjourn the meeting at 8:23 pm, Mark 2nd, all were in favor and the motion passed.

**March 5th, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Randy Cortese
      6. Pat Webb – Recording Secretary
      7. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Scott Shaw
      2. James Webb
2. **Previous Meeting Minutes**
   1. The February 5th, 2014 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Winter 2014 The Township Planning Association Newsletter
   2. January 2014 PSATS News Bulletin
4. **Visitors and Public Input**
   1. Scott Shaw here to discuss the possibility of developing a personal care home at a 4 bedroom house at 140 Beech Street, Windber, PA.
      1. RJ checked and the zoning map and the property is currently zoned R-2.
      2. RJ checked the zoning book and the area could be considered to be a permitted use by special exception to be presented to the zoning hearing board.
      3. We recommend that Scott to contact Ben Grush concerning Cambria Codes considerations.
      4. We told Scott to contact Diane for an application to have a zoning hearing board meeting.
   2. James Webb here to inquire about starting a sign business at the building where Everpower had their business opposite of the intersection of WPA Road and SR 160.
      1. RJ & Mark checked the zoning map and is currently zoned Urbanized.
      2. James sign business would be a retail shop.
      3. RJ checked the zoning book and the area could be considered to be a permitted use by special exception to be presented to the zoning hearing board.
      4. We recommend that James to contact Ben Grush concerning Cambria Codes considerations.
      5. We told James to contact Diane for an application to have a zoning hearing board meeting.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush reported 1 renovation permit and 1 fence permit.
7. **Adjournment**
   1. Mark motions to adjourn the meeting at 8:00 pm, Ed 2nd, all were in favor and the motion passed.

**February 5th, 2014 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Randy Cortese
      6. Pat Webb – Recording Secretary
      7. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Wade Lantz
2. **Previous Meeting Minutes**
   1. The January 8th, 2013 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Wade Lantz here to inquire about what he would need to do to start up a convenience store at 244 Huff Street in Dunlo, PA near Mama C’s.
      1. Ben checked the zoning map and determined that the area is zoned urbanized. RJ commented that it would be a permitted use, but will they have to apply for a special exception to be presented at a zoning hearing board meeting. RJ said that Mr. Lantz should bring pictures, sketch plan, and report the amount of parking that can be provided. Ben said that an occupancy certification of use already exists. Mr. Lantz was told to get an application to apply for a special exception at a zoning hearing meeting.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush reported that he did not have a report. He was not in the office today to receive any new submissions.
7. **Adjournment**
   1. Mark motions to adjourn the meeting at 7:45 pm, Ed 2nd, all were in favor and the motion passed.

**January 8th, 2014 - Adams Township Planning Commission Meeting Minutes & Re-Organization Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Mary Nagy
      3. Brandy Smith
      4. Jon Smith
      5. Ray Haupt
2. **Re-Organization Meeting Minutes**
   1. Mark 1st motioned to keep the same members to meet at the same time of 7:30pm on the first Wednesday of every month. The calendar was checked and there are no conflicts, therefore, Ed 2nd, all were in favor and the motion passed.
3. **Previous Meeting Minutes**
   1. The December 4th, 2013 meeting minutes were presented for us to read and review. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
4. **Correspondence**
   1. Letter from the township supervisors that appointed Pat as the Recording Secretary and Cambria County Building Codes as the Township Zoning/Compliance Officer for year 2014. Randy and Jackie are retained as members for a 5 year term that will expire in 2018.
   2. Letter from the township stating that the Planning Commission will meet at 7:30pm on the following dates: 1/8, 2/5, 3/5, 4/2, 5/7, 6/4, 7/2, 8/6, 9/3, 10/1, 11/5, and 12/3.
5. **Visitors and Public Input**
   1. Fred Brown here for property of Gary Nagy to ask questions on a presented sketch plan of an AR-1 zoned area off of Power Line Drive that comes off of Seesetown Road. The proposed plan is to split a parcel that has Lot 7 and Lot 6 identified. We said it can be done as long as the private access is maintained by the private property owners on Power Line Drive to lots 7 and 6. Gary also asked about stormwater for the 2 lots. The commission said it should not be a consideration since the subdivision plan is only for the 2 existing lots.
   2. Ray Haupt of Berwind-Windber here to submit a minor subdivision land merger plan to merge 1.37 acres as lot 1 that is currently owned by Berwind to a lot owned by Tracy and Montana Horner located along Old Bedford Pike Road (DBV 2527 Page 111). Mark 1st motioned to approve the plan pending that Ray revises/resubmits a plan that illustrates the Horner’s parcel acreage data and notes illustrating the proposed combined acreage. Rich 2nd, all were in favor and the motion passed.
6. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Mark 1st made the motion for the township supervisors to consider raising the pay of Planning Commission members from $20 to $30 and to raise the pay of the Recording Secretary pay from $25 to $35, effective from the January 8th, 2014 meeting. Rich 2nd, all were in favor and the motioned passed. Pat will write a letter to the township supervisors requesting the raise to be considered.
7. **Zoning Officer Report**
   1. Ben Grush reported that he had 1 building permit approved to John Knepper for interior repairs.
8. **Adjournment**
   1. Rich motions to adjourn the meeting at 8:10 pm, Ed 2nd, all were in favor and the motion passed.

**December 4th, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by Rich Webb at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb - Vice Chairman
      2. Mark Bucci
      3. Randy Cortese
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Camillus Long
2. **Previous Meeting Minutes**
   1. The November 6th, 2013 meeting minutes were presented for us to read and reviewed. Randy 1st made the motion to approve the meeting minutes, Mark 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Letter to Gary Costlow from Planning Commission concerning the zoning of the 62 acre parcel for Rosebud’s bath house, air shaft, and elevator shaft was read and all have agreed that it covered our concerns of our November meeting.
4. **Visitors and Public Input**
   1. Fred Brown here for Camillus Long Subdivision 3 plan located off of Mt. Hope Road (T-320), in which lot 4 is being enlarged on the plan from 0.538 acres to 0.952 acres and the road R/W is being extended along its frontage. Mark Bucci the 1st made the motion to approve the plan, Randy Cortese 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush reported that he had 4 permits issued in November for a fence, porch, storage shed, and for amp service.
7. **Adjournment**
   1. Mark motions to adjourn the meeting at 7:57 pm, Ed 2nd, all were in favor and the motion passed.

**November 6th, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Proborsky – Secretary
      4. Jackie Ritko
      5. Mark Bucci
      6. Randy Cortese
      7. Pat Webb – Recording Secretary
      8. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Cindy Schissler
      2. David Schissler
2. **Previous Meeting Minutes**
   1. The October 2, 2013 meeting minutes were presented for us to read and reviewed. Mark 1st made the motion to approve the meeting minutes, Rich 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. 9/25/2013 letter from attorney Costlow to the Township Zoning Board and Township Supervisors stating “Findings of Fact and Conclusions of Law”. The Planning Commission read the letter and have the following comments that RJ wants to be sent to Mr. Costlow, the Township Zoning Board, and the Township Supervisor’s in a letter to address:
      1. Comments on Findings of Fact **~~#2~~,** #3, #4 and Conclusions of Law #2 and #11
         1. Up until this year of 2013, the surface parcel 01-004.-132.000, (62 Acres) located off of Blue Road was owned by Berwind until it was recently sold to Rosebud. Prior to 2013, while Berwind owned the property, it was at Berwind’s request to change the zoning of the parcel from Conservancy to an AR-1 with mining activities not being allowed on the surface.
         2. Between 2005 to 2007, the Mine 78 deep mining permit no. 56841328 was submitted to be transferred from Pristine Resources to Rosebud. It is the Planning Commission’s understanding that the 2005 to 2007 submitted/approved deep mining permit boundary was for 3,612 acres that started in Windber, PA and extended north terminating near the Elton View Estates housing development. Therefore, it is the understanding of the Planning Commission that Berwind’s 62 acre surface parcel was not included in the original submitted/approved deep mining permit during 2005 to 2007.
         3. Between **November 2007 ~~2011~~** to 2012, the Mine 78 deep mining permit no. 56841328 was submitted by Rosebud and approved to be expanded north (from 3,612 acres to 8,353 acres) that now would include deep mining underneath Berwind’s 62 acre surface parcel, which is zoned AR-1 with mining activities not being allowed on the surface.
         4. Therefore, for the stated reasons above, the Planning Commission does not agree with Mr. Costlow’s Findings of Fact **~~#2,~~** #3, #4 and Conclusions of Law #2 and #11.
4. **Visitors and Public Input**
   1. David & Cindy Schissler where here to inquire about establishing a general store at the corner of Krane Road and Lanifar Road. It is zoned AR-1, She said that all the people would support a store. The Schissler’s where told that they would need a variance from the zoning hearing board, and the planning commission would have to review a plan.

1. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
2. **Zoning Officer Report**
   1. Ben Grush did not have any issues to be discussed in a report.
3. **Adjournment**
   1. Mark motions to adjourn the meeting at 8:45 pm, Rich 2nd, all were in favor and the motion passed.

**October 16, 2013 – Public Hearing - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Randy Cortese
      3. Mark Bucci
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Donald Uzelac
      2. Brenda Uzelac
      3. Chad Pitts – Uzelac’s attorney
2. **Visitors and Public Input**
   1. Mr. and Mrs. Uzelac here to present their simple amendment plan to the zoning ordinance for the subdivision of their 11.9 acres (Tax Map # 01-12-146.009, DBV 2358, Page 925) into 2 parcels; parcel 1 at 8.9 acres remains zoned as L-1 for the gym and parcel 2 at 2.9 acres will be re-zoned A/R-1 for their proposed house. Randy 1st made the motion to approve the plan, Ed 2nd, all were in favor and the motion passed.
3. **Adjournment**
   1. Ed motioned to adjourn the meeting at 7:40 pm, Marl 2nd, all were in favor and the motion passed.

**October 2, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Jackie Ritko
      4. Mark Bucci
      5. Edward Pentrack
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Donald Uzelac
      2. Brenda Uzelac
2. **Previous Meeting Minutes**
   1. The September 4, 2013 meeting minutes were presented for us to read and reviewed. Mark 1st made the motion to approve the meeting minutes, Ed 2nd, all were in favor and the motion passed.
3. **Correspondence**
   1. Copy of letters that were sent from the last month’s meeting
      1. Our letter to Michelle Adams about public sewage.
      2. Out letter to the supervisors to join PA’s Township association.
      3. Our letter to the supervisors, zoning hearing board, and the Uzelac’s attorney.
      4. Cambria County Planning Commission letter about the Uzelac’s proposed division.
      5. Supervisor’s letter requesting the 10/16/13 @ 7:30pm public hearing meeting for the Uzelac’s.
4. **Visitors and Public Input**
   1. Mr. and Mrs. Uzelac here to present subdivision of their 11.9 acres (Tax Map # 01-12-146.009, DBV 2358, Page 925) into 2 parcels; parcel 1 at 8.9 acres for the gym and parcel 2 at 2.9 acres for their proposed house. Mark commented that he has concerns that a private residence should not be permitted to be built in a light industrial zoned area. Rich 1st made the motion to approve the plan contingent upon outcome of the Uzelac’s public meeting to be held on 10/16/2013 @ 7:30pm, Jackie 2nd, all were in favor and the motion passed.

1. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
2. **Zoning Officer Report**
   1. Ben Grush not here to present a report.
3. **Adjournment**
   1. Mark motions to adjourn the meeting at 9:45 pm, Rich 2nd, all were in favor and the motion passed.

**September 4, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Rose Proborsky
      4. Edward Pentrack
      5. Randy Cortese
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Bryan Adams
      3. Michele Adams
      4. Matt Harnett
      5. Brian Kelly
2. **Previous Meeting Minutes**
   1. The August 7, 2013 meeting minutes were presented for us to read and reviewed. Rose Proborsky 1st made the motion to approve the meeting minutes, Randy Cortese 2nd, the motion passed.
3. **Correspondence**
   1. Letter request from Chad Pritts, representing Mr. and Mrs. Uzelac presenting a request for simple amendment to the zoning ordinance has been made. Bill Barbin wanted the planning commission’s comments. The planning commissions comments are as follows:
      1. The Uzelacs are doing exactly what we told them to do on 7/10/13 to submit to have the area rezoned in order for them to build their house.
      2. Recently, without any changes to the current zoning, Rosebud Mining was granted approval by the Zoning Hearing Board for the non-permitted use of a mine facility of the proposed mine air shaft, mine elevator shaft, and bath house located along Blue Road in AR1 zone.
      3. The planning commission feels that what the Uzelacs are asking for is no different than what the Zoning Hearing Board just approved for Rosebud Mining to build a mining related facility in zone that is not zoned for mining.
      4. Therefore, the Uzelac’s should stop the current path that they are on and ask for the Zoning Hearing board to grant the same approval for the Uzelac’s home construction that is not in a zoned residential area just as they did for Rosebud Mining’s proposed mine air shaft, mine elevator shaft, and bath house that is proposed in a AR1 zone.
      5. RJ wants a letter to drafted for his signature with the approve comments to me sent to Uzelac’s attorney, the township supervisors, and the zoning hearing board.
   2. The Township Planner newsletter. RJ would like our commission to join. This newsletter states township supervisor cannot appoint alternate planning commission members. RJ wants a letter to go to the supervisors asking the township to pay for us to join the membership. The annual membership cost is $125.
4. **Visitors and Public Input**
   1. Fred Brown here with Jeffery Myers and Iva Balko to do a subdivision plan located along Mt. Hope Road, T-320, to combine parts of three deeds into 2 lots. Randy Cortese 1st made the motion to approve the plan, Ed Pentrack 2nd, the motion passed.
   2. Fred Brown here to present a plan for Cooney Brothers Coal Col side lot addition 2 to the Fred Brown Revocable Living Trust Located off of Dunlo Dip Road. The purpose of this subdivision is for a side lot addition combining 27.45 acres with 60 acres for a total of 87.45 acres. Ed Pentrack 1st made the motion to approve the plan, 2nd by Rose Proborsky, the motion passed.
   3. Michelle Adams here to present previously approved subdivision plan to build on Lot1 and also has an 8/30/13 letter from the Forest Hills Municipal Authority stating that the public sewage system can be provide for their proposed home to be built. We are to send them a letter stating that we acknowledge their project and that the non-building waiver does not apply to a septic system since the public sewer is now in place.
   4. Matt Harnett here to present the Samuel T. Louder Jr., et al adjoin land merger plan located off of Peaceful Valley Road to put everything onto one deed. Randy Cortese 1st made the motion to approve the plan, Ed Pentrack 2nd , the motion passed.
   5. Brian Kelly here to present a minor land subdivision for the Amy Beth Brazil Trust located of off Mt. Hope Road. The purpose of this subdivision plan is to create a new building lot, lot no.2. Lot no. 2 contains an existing residential structure that is serviced by all public utilities including water and sewage disposal. Lot no 1 will be retained for agriculture use. Randy 1st, made the motion to approve, Ed 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush not here to present a report.
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 9:00 pm, Randy 2nd, the motion passed.

**August 7, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb - Vice Chairman
      3. Mark Bucci
      4. Randy Cortese
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Brian Kelley
      2. John Knepper
      3. Galen P. Seese
      4. Michael Gelles
      5. Karen Gelles
      6. Michael Gelles
2. **Previous Meeting Minutes**
   1. The June 5, 2013 meeting minutes and July 10, 2013 meeting minutes were presented for us to read and reviewed. Mark Bucci 1st made the motion to approve both months meeting minutes, Randy Cortese 2nd, the motion passed.
3. **Correspondence**
   1. For Gloria J. Webb Subdivision plan – the following information was sent to the commission
      1. Recorded waterline easement, letter from of water authority stating water can be provided, and a copy of the septic permit. Randy Cortes 1st made the motion to approve the plan, Rich abstained from voting due to a conflict of interest, Mark Bucci 2nd, the motion passed.
4. **Visitors and Public Input**
   1. Brian Kelly here to present John Knepper’s plan of building storage units across from JMA business along Amsite Road, in (Zone U) near to 80 feet from the South Fork of Little Conemaugh River. John asked if the 11/23/2010 prior special exception granted by the Zoning Hearing Board for a service station be the same as building storage units. John was directed by the commission that he would have to most likely take his inquiry to the Zoning Hearing Board – on May 16th 2013 John had a meeting and the board approved. Randy Cortese 1st made the motion to approve the plan, Mark Bucci 2nd, the motion passed.
   2. For the Mike Gelles adjoining merger plan, Galen Seese present to inform us that the sheds are moved like the board ruled and the parking lot has been completed. This plan has been approved but not signed and dated by the commission pending the completion of the parking lot and the relocation of the sheds. Galen did not have the plan notarized; he will get it notarized and bring it back for the commission to sign.
   3. Randy Cortese has submitted the Jesse D. & Kayla Scott land merger plan (DBV 2529, PG 109, Tax Map 1-5, Parcel 103.4 and DBV 2529, PG 106, Tax Map 1-5, Parcel 103.8) along Hill Street in Sidman: Mark Bucci 1st made the motion to approved the plan, Randy abstained from voting due to a conflict of interest, Rich Webb 2nd, the motion passed.
   4. Randy Cortese has submitted the Robert G. Lawther Family Trust subdivision plan (DBV 1608, PG 361, parcel 1 and parcel 2) off of Centennial Drive: Rich Webb 1st made the motion to approve the plan, Randy abstained from voting due to a conflict of interest, Mark Bucci 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush presented a list of recently approved permits (10 Total).
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 9:00 pm, Randy 2nd, the motion passed.

**July 10, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:32pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Jackie Ritko
      3. Mark Bucci
      4. Randy Cortés
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Mr. and Mrs. Uzelac
      3. Attorney for Mr. and Mrs. Uzelac
2. **Previous Meeting Minutes**
   1. The June 5, 2013 meeting minutes were not prepared for tonight’s meeting. They will be submitted along with tonight’s meeting (7/10/13) on the next meeting (8/7/13).
3. **Correspondence**
   1. Gloria J. Webb Subdivision plan
   2. Letter from Rose Bud Mining inviting the planning commission to attend a field trip to an air shaft fan in Clearfield County on Sunday, July 21, 2013.
4. **Visitors and Public Input**
   1. Attorney for Mr. and Mrs. Uzelac is here to inquire about options for the Uzlec’s to be able to build a residential home near their business. There will be zoning issues for them to proceed. They were advised to first apply to re-zone the area and then develop a subdivision plan for a home. Currently the non-permitted use associated with their property will require a re-zoning proposal.
   2. Fred Brown here to submit a land merger plan for Barry and Cynthia Hamady. Mark made the 1st motion to accept, Randy 2nd, the motion passed.
   3. The Goria J. Webb subdivision plan was reviewed. We cannot approve the plan without the following:
      1. Copy of the Septic Permit for the new proposed property.
      2. Copy of the letter from the water authority stating that the proposed property can receive municipal water.
      3. Verification that the waterline easement has been recorded in the county courthouse.
      4. RJ wants Pat to draft a letter and have Diana send it to Gloria Webb requested the information above. The township supervisors are to receive a copy of the letter. Also even though we still need the 3 above items, we do feel that Fred Brown’s plan is correct and complete.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:36 pm, Randy 2nd, the motion passed.

**June 5, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:32pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Rose Proborsky – Secretary
      4. Ed Pentrack
      5. Mark Bucci
      6. BJ Smith – Township Supervisor
      7. Pat Webb – Recording Secretary
      8. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Dennis Foster – Rosebud Mining
      3. Dan Beyer – EADS Group
      4. Keith Gindlesperger – H.F. Lenz Co.
      5. Ed Bowser – Forest Hills School District
      6. Cassandra Renninger – Eckles Architecture
      7. David Esposito – Eckles Architecture
2. **Previous Meeting Minutes**
   1. The May 1, 2013 Meeting Minutes where read, Mark made the 1st motion to accept them, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Fred Brown here with (2) subdivision plans from Rose Bud Mining. Berwind to convey 122.3 acres to Rose Bud Mining for related mining operations. Parcel is in AR-1 and Conservancy, approximately 12 acres is in AR-1 district. Modifications to the Non-Building Declaration with the exception of AR-1 district 1st 2 sentences. Randy made the 1st motion to accept, Rose 2nd, the motion passed.
   2. Berwind to convey 1.32 acres to Pleasant View Tracker Park due to the fact that seven trailers are on Berwind property. Rich made the 1st motion to accept, Randy 2nd, the motion passed.
   3. EADS group here to inquire about the township’s storm water management plan in consideration of the storm water management of the proposed high/middle school.
   4. The high/middle school plan was submitted for preliminary and final approval. Rich made the 1st motion to accept, Mark 2nd, the motion passed.

1. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
2. **Zoning Officer Report**
   1. Ben presented a current list of approved permits for this year.
3. **Adjournment**
   1. Ed motion to adjourn the meeting at 8:15 pm, Mark 2nd, the motion passed.

**May 1, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Mark Bucci
      4. Denny Richards – Township Supervisor
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. John Garcia, Rose Bud Mining
      2. John St. Clair, Rose Bud Mining
2. **Previous Meeting Minutes**
   1. The April 3, 2013 Meeting Minutes where read, Mark made the 1st motion to accept them, Rich2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. John Garcia and John St. Clair here to discuss the future plans for mine 78’s proposed air shaft, access shaft, and bath house that could be 8 to 10 years out from now. The15’x15’ access shaft, 10.5’ diameter air shaft (each approximately 750’ in depth), and bath house would be located off of Blue Road on Berwind property Tax Map Number 01-004.-117.00, (62 Acres). The property will be purchased and transferred to Rose Bud Mining. Noise levels from the air shaft are estimated to be at 100DBA. Any occupied structures are approximately 1000’ away. RJ has asked Denny to ask Bill Barbin next week if Rose Bud should apply for a Zoning Hearing Board Meeting to present the plan and to determine if the use of the property will need to have a special exception to be located and on the property. Ben will keep the information (plan) that was submitted to review. The commission request John to set up a field review of an existing operating air shaft fan that is similar to the one that is being proposed. John said that he will schedule a field meeting for board members to attend at an air shaft near Cherry Tree, PA.
   2. Denny Richards presenting a land merger plan off of Krayn Road and Silver Spring Road. Tax Parcels 01-14-108.1 (0.49 Acres – DB 931, Page 622) and 01-14-109 (0.48 Acres – DB 2195, Page 1474) are being proposed to be added to Tax Parcel 01-14-108 (4.72 Acres – DB 976 , Page 788). The total acreage of the combined property will be 4.72 Acres for final Tax Parcel 01-14-108 under a newly prepared deed and this plat plan. Rich made the 1st motion to accept, Mark 2nd, (Denny Richards abstained from the motion), the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben said that he did not have to much to report, only 1 to 2 zoning issue/inquiries were addressed by Ben. No permits issued for zoning approval.
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:30 pm, Mark 2nd, the motion passed.

**April 3, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at by RJ at 7:35pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Jackie Ritko
      3. Mark Bucci
      4. Ed Pentrack
      5. Randy Cortés
      6. BJ Smith – Township Supervisor
      7. Denny Richards – Township Supervisor
      8. Pat Webb – Recording Secretary
      9. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. John Knepper
      2. Ryan Krouse
      3. Keith Krouse
      4. Dawn Krouse
2. **Previous Meeting Minutes**
   1. The March 6, 2013 Meeting Minutes where read, Mark made the 1st motion to accept them, Randy 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. John Knepper was here with an inquiry about the interest of building storage units across from JMA business along Amsite Road, in (Zone U) near to 80 feet from the South Fork of Little Conemaugh River. John asked if the 11/23/2010 prior special exception granted by the Zoning Hearing Board for a service station be the same as building storage units. John was directed by the commission that he would have to most likely take his inquiry to the Zoning Hearing Board.
   2. Keith, Ryan, & Dawn Krouse, of Krouse Automotive (Old Kaufman Property), 2270 Forrest Hills Drive, here to apply for a sign and fence permit for a business that he just bought. Keith is being directed to see the zoning officer Ben Grush to apply for the applicable permits.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben said that he did not have to much to report, only 2 zoning issue/inquiries were addressed by Ben. No permits issued for zoning approval.
7. **Adjournment**
   1. Jackie motion to adjourn the meeting at 7:55pm, Randy 2nd, the motion passed.

**March 6, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at by RJ at 7:35pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Mark Bucci
      4. Ed Pentrack
      5. Randy Cortés
      6. BJ Smith – Township Supervisor
      7. Pat Webb – Recording Secretary
      8. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas
      2. Randy Markel
2. **Previous Meeting Minutes**
   1. The February 6, 2013 Meeting Minutes where read, Mark made the 1st motion to accept them, Rich 2nd, the motion passed.
3. **Correspondence**
   1. BJ was here to discuss issues with the Cambria County Planning Commission Review Fees. Seems that if the county exercises the county planning commission process it would create unnecessary time spent and extra fees. The policy, if followed appears to be a “money grab”. We think our current process is fine if municipalities like ours that have a planning commission, so that an applicant does not need to go to the county planning commission. If a municipality does not a planning commission, then the applicant can go to the county planning commission for review/approval. The 1968 Law apparently enacted this processes starting at a $125 minimum base review fee. We tabled the idea that we will encourage plan submitters to put signature lines for the county planning commission on any submitted plan. If the plan is acceptable to the townships planning commission standards we will approve/sign the plan so that the plan submitter can move forward in obtaining the township supervisor’s and the county’s planning commission’s approval/signature.
   2. HF Lenz submitted maps and information concerning the development of the new Forest Hills Junior/Senior within the floodplain area. Steve Sewalk was listed as a “cc” on this correspondence, RJ wants Diana to send Steve a message to inform him that we want him to review the floodplain determination and for him to respond to us concerning his assessment. Pat will send a message to Diana.
4. **Visitors and Public Input**
   1. Jerry Thomas here to present a minor subdivision plan for Lance and Deana McGough of tax parcel 01-041-201.4 at the end of privately owned road of Field Lane. RJ and Mark commented that the plan needs revised with a note to identify the road as a privately owned, not owned by Adams Township. Jerry would like to have contingent approval of the plan, noting the he will add the “privately owned” note; Rich made the first motion to approve, Randy 2nd, the motion passed. Jerry will have to bring originals of the plan back.
   2. Randy Markel here asking for permission but a dinner in a pre-existing building that he bought in Dunlo, PA located off 244 Huff Street. This area is zoned “Urban”. Ben said that he would have to come back to the township office and ask for a special exception for the township to schedule a Zoning Hearing Board meeting that Randy has to attend and present his proposal.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben said that there was nothing to report.
7. **Adjournment**
   1. Randy motion to adjourn the meeting at 8:20pm, Ed 2nd, the motion passed.

**February 6, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at by Rich at 7:35pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb – Vice Chairman
      2. Mark Bucci
      3. Jackie Ritko
      4. Rose Proborsky – Secretary
      5. BJ Smith – Township Supervisor
      6. Pat Webb – Recording Secretary
      7. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Keith Gindlesperger – H.F. Lenz Co.
      2. Fred Brown
      3. Roger Peacock
2. **Previous Meeting Minutes**
   1. The January 2nd, 2013 Meeting Minutes where read, Jackie made the 1st motion to accept them, Rose 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Keith Gindlesperger, (with members of the Forrest Hills School Board) was here to present preliminary site plans of the proposed Forrest Hills Junior/Senior High School. The plans illustrated the construction a 3 story building to be built within the existing high school parking lot extending towards and along the field house and then on top of the existing soft ball field. The following were recommendations made by the commission:
      1. Schedule to attend a Zoning Hearing Board Meeting to apply for a variance for 9’ wide parking spaces and also to apply for a variance of the building height that may be anywhere from 42’ minimum high that may as high as 56 feet.
   2. Fred Brown here to present a lot merger plan of tax parcels 01-32-252 and 01-32-255 owned by Charles F. Lentine. BJ made the first motion to approve, Jackie 2nd , the motion passed.
   3. Roger Peacock here to present a 60 acre subdivision plan of property (deed book 2448, page 1247) along SR 869 for Jim Single. Roger was here previously on a preliminary sketch plan on 11/7/2012 in which he was advised by the commission to add a “Non-Building Wavier” statement to the plan. The plan illustrated the note as requested on 11/7/2012. Jackie made the first motion to approve, Rose 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben said that there was nothing to report; it has been a quiet period.
7. **Adjournment**
   1. Jackie motion to adjourn the meeting at 8:45pm, Rose 2nd, the motion passed.

**January 2nd, 2013 - Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at by Rich at 7:35pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb – Vice Chairman
      2. Mark Bucci
      3. Jackie Ritko
      4. Ed Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. There was no one present tonight for our meeting
2. **Previous Meeting Minutes**
   1. The November 7th, 2012 meeting minutes were read; Jackie made the 1st motion to accept, Ed 2nd, the motion passed. The December 5th, 2012 minutes were read, but not voted on since we did not have enough members present for a quorum for the December 5th, 2012 meeting.
3. **Correspondence**
   1. 1/3/2013 letter to the Tribune Democrat to announce the Planning Commission Meeting dates.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Re-organization meeting – Ed made the 1st motion to keep the current members at their current positions, Jackie 2nd, the motion passed:
         1. Ron Young (RJ) – President / Chairman
         2. Rich Webb – Vice Chairman
         3. Rose Proborsky - Secretary
         4. Randy Cortese
         5. Ed Pentrack
         6. Mark Bucci
         7. Jackie Ritko
         8. Pat Webb – Recording Secretary
         9. Ben Grush – Zoning Officer, Cambria County Codes
   3. Mark made the 1st motion to change the July 3rd, 2013 Planning Commission Meeting date that was in the letter to the Tribune Democrat to be rescheduled for July, 10th, 2013 Rich 2nd, the motion passed. Pat will inform Diana about the change.
6. **Zoning Officer Report**
   1. Ben said that there was nothing to report; it has been a quiet period.
7. **Adjournment**
   1. Ed motion to adjourn the meeting at 7:45pm, Mark 2nd, the motion passed.

**December 5, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Mark Bucci
      2. Jackie Ritko
      3. Randy Cortés
      4. Pat Webb – Recording Secretary
      5. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Theresa Glass & her husband, Mr. Glass
2. **Previous Meeting Minutes**
   1. Where not read because we did not have enough commission members to have a meeting tonight.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Theresa Glass and her husband where present to ask questions concerning their property at the corner of Oakridge Drive and Baumgardner Road. They wanted to know what they would have to consider in moving the trailer further back away from newly reconstructed house that shares the property with the trailer. The sharing of the property with the reconstructed home a trailer is a grandfather scenario. We told them that they would have to consider the setback offsets and apply for a building permit. They would have to talk to the Cambria County Sewage Authority, also.
5. **Old Business & New Business**
   1. Old Business
      1. None – We did not have enough commission members to have a meeting tonight.
   2. New Business
      1. None – We did not have enough commission members to have a meeting tonight.
6. **Zoning Officer Report**
   1. Nothing discussed since we did not have enough members to hold the meeting
7. **Adjournment**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight.

**November 7th, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Jackie Ritko
      5. Ed Pentrack
      6. Pat Webb – Recording Secretary
      7. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people signed in as attending the meeting tonight:
      1. Paul Harkelroad
      2. Mary Harkelroad
      3. Rodger
2. **Previous Meeting Minutes**
   1. The September 2012 meeting minutes were read, Rose made the 1st motion to accept them, Ed 2nd, the motion passed.
   2. The October 2012 meeting minutes were read, Rose made the 1st motion to accept them, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Mr. & Mrs. Harkelroad here to ask questions concerning the ordinances in relation to the proposed Forest Hills Junior/Senior High School that is being planned. They also had questions concerning possible exploratory investigation/planning of a Sheetz be located adjacent to the school site.
   2. Rodger here to ask questions concerning a potential proposal to prepare a 20 acre subdivision plan from the Fred Brown Angel’s Trust subdivision plan that was approved by the planning commission on 2/2/11. Roger was advised to add the “Non Building Wavier” Comment to the plan and to file the necessary forms.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush here from the Cambria County Codes office.
      1. Ben did not have a report for this month.
      2. Ben wanted to discuss concerns that residents in the township are being informed that they can do a land merger plan by having and attorney prepare the property documents/deeds and then record the documents at the courthouse. This course of action leaves out having the plan come before the planning commission for review/signature and eventual recommendation to the township supervisors for acceptance. RJ has directed Pat to draft a letter for Diana to inform the supervisors that all land mergers plans must comply with the “Adams Township Subdivision and Land Development Ordinance of 1994. Whereas land merger plans fall under the “Subdivision” definition on page 10 and that all plans must follow Article III, Section 301 – A on page 12. Section 301 – A on page 12 states that all plans shall be reviewed by the Planning Commission.
7. **Adjournment**
   1. Rose motioned to adjourn the meeting at 8:20 pm, Ed 2nd, the motion passed, and the meeting was adjourned.

**October 3, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Mark Bucci
      5. Ed Pentrack
      6. Pat Webb – Recording Secretary
      7. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people signed in as attending the meeting tonight:
      1. Fred Brown
      2. Brad Fox
      3. Michael Gelles
      4. Galen Seese
2. **Previous Meeting Minutes**
   1. The September 2012 meeting minutes were not available to be read, we will have to wait until November’s member to review them.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Fred Brown here to re-present the RJ Subdivision plan which is intended to subdivide the property containing 3.908 Acres into now a revised 1.50 Acre lot to Everpower and the residue of 2.408 to remain with RJ. Since the 1.5 Acre size of the lot now meets our code, Rich first made the motion to accept the plan. Rich made the first motion to approve, Ed 2nd , the motion passed. RJ did not vote since the plan belongs to RJ.
   2. For the Mike Gelles adjoining merger plan, Galen Seese presented a revised plan that know illustrates the 5’ setback that now adheres to the June 2011 Zoning Hearing Board’s stenographer report. The sheds are not moved yet like the board ruled and the parking lot has not been started yet. Therefore, Rich made the motion to approve the plan pending the construction of the parking lot and the relocation of the sheds to be completed prior to June 1st, 2013. Ed 2nd the motion, the motion passed
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush here from the Cambria County Codes office.
      1. Ben did not have a report for this month. He expects to have a report for November’s meeting that will cover September and October, 2012
7. **Adjournment**
   1. Mark motioned to adjourn the meeting at 7:50 pm, Rose 2nd, the motion passed, and the meeting was adjourned.

**September 5, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Mark Bucci
      4. Ed Pentrack
      5. Pat Webb – Recording Secretary
      6. Ben Grush – Cambria County Codes, attending as our township Zoning Officer
   2. The following people signed in as attending the meeting tonight:
      1. Fred Brown
      2. Roger Hostetler
      3. Brad Fox
      4. Robert Warner
2. **Previous Meeting Minutes**
   1. The August 2012 meeting minutes were read, Ed made the 1st motion to accept them, Rich 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Fred Brown here to present the Don Hostetler subdivision plan which is intended to subdivide the property (DB 1448 Page 656) of 13.55 Acres owned by Don into to lots, the smaller containing the house and the other the residue of the property. Mark made the 1st motion to approved, Ed 2nd, the motion passed.
   2. Fred Brown here to present the RJ Subdivision plan which is intended to subdivide the property containing 3.908 Acres into a 0.609 Acre lot to Everpower and the residue of 2.3239 to remain with RJ. Rich first made the motion to accept the plan. Mark researched the zoning book and stated that the 0.609 acres does not meet the minimum 1.5 acres that is required for the property at it zoning designation. Rich then revised his motion to accept the plan contingent on a variance that will have to be permitted by the Zoning Hearing Board. Ed 2nd the motion and it passed. RJ did not vote since the plan belongs to RJ.
   3. The Mike Gelles adjoining merger is here and we now have the June 2011 stenographer’s report that recorded the Gelles plan submission. On page 45, the motion was made “Mr.Cummings” that detailed all the issues that Galen Seese was to address in the plan. From our review of the plan that we now have, all but 2 issues where addressed. The 2 issues that were not address are:
      1. The plan shows a 3’ set back only from the school to the property line of 2A, Mr. Cummings motion stated that the set back was agreed to be 5’.
      2. The plan shows that the existing sheds have not been moved and they are not 5’ away from any property line. Mr. Cummings motion stated that both of the sheds must be moved so that they are 5’ away from any property line.
   4. Therefore, we decided that Pat would draft a letter for Diana to send to Mike Gelles and Galen Seese informing them that the plan must be resubmitted to the Planning Commission with the above 2 issues addressed. We also recommend that Mike and Galen should consider establishing some type of maintenance/access agreement that would allow a larger area to be considered just outside of the building.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Ben Grush here from the Cambria County Codes office to report on Zoning submission over the past 2 months.
      1. New house of off Helfree Land, Huff house demo in Dunlo, Electric sign for the St. Michael Pharmacy, porch / roof replacement, 7 to 8 permits issued.
      2. Ben’s phone number is 814-471-0424.
7. **Adjournment**
   1. Ed motioned to adjourn the meeting at 8:30 pm, Mark 2nd, the motion passed, and the meeting was adjourned.

**August 1, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Randy Cortese
      4. Ed Pentrack
      5. Pat Webb – Recording Secretary
   2. No one present to attend the meeting tonight.
2. **Previous Meeting Minutes**
   1. The June and July 2012 meeting minutes were read, Randy made the 1st motion to accept them, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. The Galen Seese - Mike Gelles adjoining lot merger plan of the properties located at the intersection of S.R. 0160 and S.R. 0756 is still here. Back in May 2011, the proposed plan was illustrating existing structures located well with the setback requirements of proposed lots 2 and 2A. Galen was told that they would have to request a Zoning Hearing Board meeting to apply for a variance of the setback requirements. They attended the Zoning Hearing Board on June 2011. To date the Planning Commission has not received a letter that would have documented the June Zoning Hearing Boards June 2011 recommendations. Pat Webb told everyone that Diana said she does not have a letter for the June 2011 Zoning Hearing Board meeting. If possible we would like to have the stenographer’s notes of the meeting to determine if the submitted plan has made any changes that the Zoning Hearing Board recommended. Pat Webb will ask Diana to see if she can get the stenographer’s notes. Therefore, the Planning Commission will table this plan until the next meeting when hopefully we have something from the Zoning Hearing Board.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. A note was left showing the phone numbers of the township supervisors, in the event that we need more township representative to have a quorm were are to call the following:
         1. BJ Smith @ 487-4244
         2. Tony Christ @ 421-8003
         3. Butch Hoffman @ 525-7183
         4. Denny Gdula @ 487-4246
         5. Denny Richards @ 487-7559
6. **Zoning Officer Report**
   1. There was not a Zoning Officer Report. Our meeting tonight was not attended by anyone from the Cambria County who is to the zoning work.
7. **Adjournment**
   1. RJ motioned to adjourn the meeting at 8:30 pm, Randy 2nd, the motion passed, and the meeting was adjourned.

**July 11, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Randy Cortese
      3. Pat Webb – Recording Secretary
      4. Bob Schrock – Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Kerry Sauter
      2. Michael Sauter
      3. Galen Seese
      4. Mike Gelles
2. **Previous Meeting Minutes**
   1. Where not read because we did not have enough commission members to have a meeting tonight.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Kerry and Mike Sauter attending our meeting to observe what a township meeting is like to earn credit towards a boy scout achievement.
   2. Galen Seese here representing Mike Gelles concerning the Gelles adjoining lot merger plan of the properties located at the intersection of S.R. 0160 and S.R. 0756. Back in May 2011, the proposed plan was illustrating existing structures located well with the setback requirements of proposed lots 2 and 2A. Galen was told that they would have to request a Zoning Hearing Board meeting to apply for a variance of the setback requirements. They attended the Zoning Hearing Board on June 2011. Galen is now submitting the revised plan that would address the Zoning Hearing Boards recommendations made on June 2011. To date the Planning Commission has not received a letter that would have documented the June Zoning Hearing Boards June 2011 recommendations. **We will request this information from the Township Secretary.**
5. **Old Business & New Business**
   1. Old Business
      1. None – We did not have enough commission members to have a meeting tonight.
   2. New Business
      1. None – We did not have enough commission members to have a meeting tonight.
6. **Zoning Officer Report**
   1. Nothing discussed since we did not have enough members to hold the meeting
7. **Adjournment**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight.

**June 6th, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Ed Pentrack
      5. Mark Bucci
      6. Pat Webb – Recording Secretary
      7. Bob Schrock – Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Ted Benning, UPJ student
2. **Previous Meeting Minutes**
   1. The May 2012 meeting minutes were read, Mark made the 1st motion to accept them, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. PITT student, Ted Benning was present to observe a typical Planing Commission meeting. Attending the meeting and reviewing the meeting structure was a class assignment.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Bob reported that 15 permits were issued that comprised of sheds and residential additions.
7. **Adjournment**
   1. Mark motioned to adjourn the meeting at 7:50 pm, Rose 2nd, the motion passed, and the meeting was adjourned.

**May 2nd, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Randy Cortese
      4. Ed Pentrack
      5. Mark Bucci
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
      8. Bob Schrock – Zoning Officer
   2. The following people are listed as attendees to the meeting:
      1. Brad Slonac
2. **Previous Meeting Minutes**
   1. The April 4th, 2012 special meeting minutes were reviewed, Randy made the 1st motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Brad Slonac present to inquire about adding a 24’x50’ addition to the structure at 1050 Forrest Hills Drive. The addition will need a variance hearing for a 3’ variance. RJ informed Brad to get an application from Diane. The addition will be next to the Ron Richard’s property. Additional parking spaces will be needed since zoning requires 3 spaces for every 1,000 square foot.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Bob reported that 9 permits were issued that comprised of sheds and residential additions.
7. **Adjournment**
   1. Rich motioned to adjourn the meeting at 8:10 pm, Randy 2nd, the motion passed, and the meeting was adjourned.

**April 4th, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Bob Schrock – Zoning Officer
      5. Ed Pentrack
      6. Mark Bucci
      7. Randy Cortese
      8. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. None
2. **Previous Meeting Minutes**
   1. The March 12th, 2012 special meeting minutes were reviewed, Rose made the 1st motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Bob reported that 4 permits were issued for the month of March.
7. **Adjournment**
   1. Rose motioned to adjourn the meeting at 7:45 pm, Rich 2nd, the motion passed, and the meeting was adjourned.

**March 12, 2012 Adams Township Planning Commission “Special” Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by RJ at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rose Proborsky - Secretary
      3. Bob Schrock – Zoning Officer
      4. Ed Pentrack
      5. Mark Bucci
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. John Knepper side lot addition plan
      2. Fred Brown for Rose Bud Mining St. Michael AMD Treatment Plant
      3. John Garcia for Rose Bud Mining St. Michael AMD Treatment Plant
      4. Adams Township Supervisors
2. **Previous Meeting Minutes**
   1. The following meeting minutes were reviewed; January 2012, February 2012, and March 2012, Mark made the 1st motion to accept all of them, Ed 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. John Garcia and Fred Brown were here to request and obtain approval of a compliance permit for the construction of the St. Michael AMD Plant. The plant is planned to be constructed in the Light Industrial Zone portion of St. Michael. We were able to review our ordinance book and since the plant is being built in a Light Industrial zone, we determined that the plant may fall within the following permitted uses in Article XII, Section 1202, Subsection 120201, either Part “q” or “u”:

***Part “q” = “Other compatible light industrial activities.”***

***Part “u” = “Any similar type Light Industry uses not specially listed herein can be authorized by the Zoning Officer Hearing Board utilizing the criteria found in ARTICLE XXII, SECTION 2202, after review of recommendations from the Adams Township Planning Commission.”***

The planning commission members in attendance tonight were not unified if the proposed plant falls under part q or u. In addition, the Zoning Officer cited from the Pennsylvania State Zoning standards/regulations that the township’s Zoning Officer, (not township elected officials or solicitor) has the judgment of what the permitted use is. It was determined to uphold part “u” as determined by the Zoning Officer. Therefore in accordance to part “u”, a motion was made by RJ to state the Planning Commission has reviewed and recommends that the plans of the St. Michael AMD treatment plant be submitted to the Zoning Hearing Board for approval, Rose 2nd, the motion passed.

* 1. The lot merger plan for Jamie Hoffman’s beauty salon in Elton Heights was reviewed. Ed made the motion to approve the plan, Jackie 2nd, the motion passed.
  2. The side lot addition minor subdivision plan for Jacquelyn Sheets and John Knepper was reviewed. RJ made the motion to approve the plan, Mark 2nd, the motion passed.

1. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
2. **Zoning Officer Report**
   1. Bob reported that 2 permits were issued for the month of February.
3. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:45 pm, Rose 2nd, the motion passed, and the meeting was adjourned.

**March 7, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Zoning Officer
      3. Rich Webb– Vice Chairman
      4. Jackie Ritko
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Brian Kelly for John Knepper side lot addition plan
      2. Fred Brown for Rose Bud Mining St. Michael AMD Treatment Plant
      3. Pat and Butch Hoffman for Jamie Hoffman Shear Innocence lot merger plan
      4. John Garcia for Rose Bud Mining St. Michael AMD Treatment Plant
2. **Previous Meeting Minutes**
   1. Where not read because we did not have enough commission members to have a meeting tonight.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. John Garcia and Fred Brown were here to request and obtain approval of a compliance permit for the construction of the St. Michael AMD Plant. The plant is planned to be constructed in the Light Industrial Zone portion of St. Michael. We did not have enough commission to hold a quorum for tonight’s’ meeting, therefor no motions could made or passed. We were able to review our ordinance book and since the plant is being built in a Light Industrial zone, we determined that Rose Bud should request a special exception to be made and voted on at a Zoning Hearing Board Meeting. We recommended that Fred and John contact the township secretary to request the zoning hearing meeting.
   2. Pat and Butch Hoffman were here to submit a lot merger plan for Jamie Hoffman’s beauty salon in Elton Heights. We did not have enough commission to hold a quorum for tonight’s’ meeting, therefor no motions could made or passed. We will have to review the plant at the April 4th, 2012 meeting.
   3. Brian Kelly was here to submit a side lot addition minor subdivision plant for Jacquelyn Sheets and John Knepper. We did not have enough commission to hold a quorum for tonight’s’ meeting, therefor no motions could made or passed. We will have to review the plant at the April 4th, 2012 meeting.
5. **Old Business & New Business**
   1. Old Business
      1. None – We did not have enough commission members to have a meeting tonight.
   2. New Business
      1. None – We did not have enough commission members to have a meeting tonight.
6. **Zoning Officer Report**
   1. Nothing discussed since we did not have enough members to hold the meeting
7. **Adjournment**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight.

**February 1, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Zoning Officer
      3. Ed Pentrack
      4. Randy Cortese
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. No one was present
2. **Previous Meeting Minutes**
   1. Where not read because we did not have enough commission members to have a meeting tonight.
3. **Correspondence**
   1. Two emails from Bill Barbin – we did not have enough commission members to have a meeting tonight, so we will read the emails at the next meeting
4. **Visitors and Public Input**
   1. No one was present.
5. **Old Business & New Business**
   1. Old Business
      1. None – We did not have enough commission members to have a meeting tonight.
   2. New Business
      1. None – We did not have enough commission members to have a meeting tonight.
6. **Zoning Officer Report**
   1. Nothing discussed since we did not have enough members to hold the meeting
7. **Adjournment**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight.

**January 4, 2012 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. The meeting was called to order by Rich at 7:30pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Rose Proborsky - Secretary
      4. Bob Schrock – Zoning Officer
      5. Ed Pentrack
      6. Mark Bucci
      7. Jackie Ritko
      8. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas
      2. Roger Peacock – Colony Realty Group
      3. Jim Single
2. **Previous Meeting Minutes**
   1. The November 2011 meeting minutes were reviewed, RJ made the 1st motion to accept them, Jackie 2nd, the motion passed.
   2. The December 2011 meeting minutes were reviewed, RJ made the 1st motion to accept them, Rose 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Jerry Thomas here to submit the Mervin Hess subdivision plan along Hickory Drive. Letters from ATWA and ATMA are still needed. Rose made the 1st motion to accept the plan pending the receipt of the letters, RJ 2nd, the motion passed.
   2. Roger Peacock here to submit the ECS Partnership, LTD subdivision to James and Kyle Single for property off of State Route 869, Parcel A. The plan was not notarized, Roger asked if the committee could still review and sign the plan, he will bring the plan back notarized and also signed by the property owners. RJ made the 1st motion to accept, and Ed 2nd, the motion passed.
   3. Bob Schrock explained an adjoining land merger plan prepared by Randy Cortes, PLS for existing property owned by John F. and Kim Snyder for their business located along State Route 869 with the intersection of Lincoln Street in St. Michael. The plan would join parcels 87, 88, 89, and 90 to be one entire parcel for their business to contain their building and parking lot. RJ made the 1st motion to accept, and Mark 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. RJ wanted to hear the status from Bill Barbin concerning our additional ordinances edits on industrial gas exploration, outdoor furnaces, and off lot sewage systems. Pat will draft a letter for Diana send to Bill Barbin requesting a status or the final drafts to be added to the ordinance book.
      2. A re-organization meeting was held before the start of this meeting, it was decided at the meeting all position assignment remain the same from the previous year. 2012 members of the committee are as follows:
         1. Ron Young (RJ) – President / Chairman
         2. Rich Webb– Vice Chairman
         3. Rose Proborsky - Secretary
         4. Ed Pentrack
         5. Randy Cortes
         6. Marc Bucci
         7. Bob Shrock – Zoning Officer
         8. Pat Webb – Recording Secretary
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 7:55 pm, RJ 2nd, the motion passed, and the meeting was adjourned.

**December 7, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Bob Schrock – Zoning Officer
      4. Randy Cortese
      5. Mark Bucci
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas
2. **Previous Meeting Minutes**
   1. The November meeting minutes were not available for the meeting tonight, therefore they will have to be read at the January 2012 meeting.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Jerry Thomas here to submit the Mervin Hess subdivision plan along Hickory Drive. The plan is revised and is now down to a 2 lot subdivision. Letters from ATWA and ATMA are needed to approve the plan. Therefore we are accepting the plan as preliminary plan with a final plan to follow the we will vote on.
   2. Randy Cortese presented an adjoining land merger plan for Indian Valley Development, Inc. at the end of Fox Drive. The plan is to separate parcels into map parcel 1-03-117. Jackie motion to accept the plan, Rich 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Bob reported that he had 3 permits to review/issue.
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:30 pm, Mark 2nd the motion, and the meeting was adjourned.

**November 2, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Zoning Officer
      3. Rose Proborsky – Secretary
      4. Mark Bucci
      5. Ed Pentrack
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Bryn Mckay
      2. Kimberly Smith
      3. Matt Harnett – Harnett Land Surveying, Inc.
2. **Previous Meeting Minutes**
   1. The Commission read the September 7th meeting minutes, Rose motion to accept, Ed 2nd, the motion passed to approve the meeting minutes
3. **Correspondence**
   1. Bryn Mckay letter was read stating that water could be supplied to her subdivision plan.
   2. Cambria County Sewage Enforcement Authority’s letter was read stating that they will honor our stance on off lot sewage permits. They are not to permit off lot sewage plans unless the permit submission has our review/approval.
4. **Visitors and Public Input**
   1. Bryn Mckay and Matt Harnett here to present the minor subdivision of Bryn Mckay’s tax parcel ID# 1-10-189 that includes lot 1 to be at 2.34 acres, lot 2 to be at 1.34 acres, and a 12’ wide private road r/w back to the subdivided parcel. Jackie motion to accept the plan, Rose 2nd, the motion passed.
   2. Kim Smith here to ask questions about opening a consignment store in the Dearmins building
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Bob reported that he had 2 permits to review/issue.
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:30 pm, Ed 2nd the motion, and the meeting was adjourned.

**October 5, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Bob Shrock – Zoning Officer
      4. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. No one was present
2. **Previous Meeting Minutes**
   1. Were not read because we did not have enough commission members to have a meeting tonight.
3. **Correspondence**
   1. Two letters were here to read but – we did not have enough commission members to have a meeting tonight, so we will read the letters at the next meeting
4. **Visitors and Public Input**
   1. No one was present.
5. **Old Business & New Business**
   1. Old Business
      1. None – We did not have enough commission members to have a meeting tonight.
   2. New Business
      1. None – We did not have enough commission members to have a meeting tonight.
6. **Zoning Officer Report**
   1. Bob reported that he had 3 permits to review.
7. **Adjournment**
   1. Meeting could not be called to order. We did not have enough commission members to have a meeting tonight.

**September 7, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:31 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Randy Cortese
      4. Marc Bucci
      5. Bob Shrock – Zoning Officer
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Butch Hoffman
      3. Kirk Moss
      4. Randy Cortese for Scott Harteis Subdivision plan
2. **Previous Meeting Minutes**
   1. The Commission read the August 3rd meeting minutes, Mark motion to accept, Randy 2nd, the motion passed to approve both months meeting minutes
3. **Correspondence**
   1. Information that was reviewed from Bill Barbin
      1. Outdoor Furnaces
      2. Small Scale Windmills
      3. Natural Gas Drilling
4. **Visitors and Public Input**
   1. Fred Brown here to present plan of the Berwind Wayside Park Subdivision. The plan is the same area that has been used for the park. Main sewage line runs through the park, the plan illustrates some encroachment on the sewage set back. Randy motion to accept, RJ 2nd, the motion passed.
   2. Butch Hoffman present of behalf of the Shear Innocence business. He has come to discuss the buffer between the Shear Innocence business property and the neighboring property Mr. Gargon. The plan is addressing lighting issues for the parking lot. A 10’ buffer on landscaping was discussed, concerning the illumination - there is nothing in the zoning book concerning the amount of illumination. The plan was given to Bob Schrock to review.
   3. Randy Cortese presented the Scott Harties parcel merger plan. The plan is being presented to illustrate that a garage on the property. Mark motion to accept, Rich 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. Bill Barbin’s outdoor furnace ordinance was reviewed by the board. Pat will draft a letter for Diana to send the corrections and additions to Bill, with the additions and corrections the board is in approval of this draft.
   2. New Business
      1. Pat will draft a letter for Diana to send to the Cambria County Sewage Agency concerning our stance for on lot sewage systems. Our stance is that we do not favor systems to be place on anything other than the original parcel; we do not support sewage systems to be place on other lots “off” lots.
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:50 pm, Randy 2nd the motion, and the meeting was adjourned.

**August 3, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Edward Pentrack
      4. Marc Bucci
      5. Bob Shrock – Zoning Officer
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. None
2. **Previous Meeting Minutes**
   1. The Commission read the July 6th meeting minutes, Mark motion to accept, Ed 2nd, the motion passed to approve both months meeting minutes
3. **Correspondence**
   1. Bill Barbin had submitted the following for our review:
      1. Outdoor Furnaces
      2. Small Scale Windmills
      3. Natural Gas Drilling
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:54 pm, Ed 2nd the motion, and the meeting was adjourned.

**July 6, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:50 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rose Proborsky – Secretary
      3. Marc Bucci
      4. Jackie Ritko
      5. Bob Shrock – Zoning Officer
      6. BJ Smith – Twp. Supervisor
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Roger Peacock, ECS Partnership
      2. Kirk Moss – St. Michael Fire Co.
2. **Previous Meeting Minutes**
   1. The Commission read the May 4th and June 1st meeting minutes, Mark motion to accept, Rose 2nd, the motion passed to approve both months meeting minutes
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Roger Peacock here to present (2) land merger subdivision plans for ECS Partnership, LTD, the first plan to Robert Holdsworth for 10.0 Acres and the second plan to James Single to 73.32 Acres Jackie made a motion to accept the plan, Mark 2nd, the motion passed.
   2. Kirk Moss here to ask questions about setbacks and a permit for a shed/restroom for the Berwind Wayside Park property that the St. Michael Fire Co. now owns.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. None.
6. **Zoning Officer Report**
   1. Bob reported that 10 permits were issued last month along with a couple of violations.
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:45 pm, Rose 2nd the motion, and the meeting was adjourned.

**June 1, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:36 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Randy Cortese
      4. Edward Pentrack
      5. Marc Bucci
      6. Bob Shrock – Zoning Officer
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Kevin Lang
2. **Previous Meeting Minutes**
   1. The May 4th Meeting Minutes will available to be read, therefore no action taken.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Fred Brown here to present Lois L. Lang subdivision plan conveying property to property owned by her son. No new lots are to be created; plan includes a 25 foot easement. Ed made a motion to accept the plan Randy 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. Send another letter to Bill Barbin requesting again for him to review what we proposed to add to the ordinance book:

* $ 0.15 per square foot disturbance fee for “Industrial” activities such as industrial gas exploration sites.
* We also want to restrict any industrial gas exploration in the following zones: R-2, R-3, U, H, C, O, FP, and W.
* On a separate issue we also want Bill to help us with an ordinance that does not allow property owners to place sewage easements for 1 parcel and put the easement on another adjacent properties owned by a totally different owner.
  1. New Business
     1. None.

1. **Zoning Officer Report**
   1. Bob reported that 9 permits were issued last month
2. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:36 pm, Ed 2nd the motion, and the meeting was adjourned.

**May 4, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Rose Proborsky – Secretary
      4. Edward Pentrack
      5. Marc Bucci
      6. Jackie Ritko
      7. Bob Shrock – Zoning Officer
      8. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas
      2. Ronald Dibble
      3. Galen Seese
      4. Charles Colony
2. **Previous Meeting Minutes**
   1. The Commission read the April 6th, 2011 meeting minutes, Mark motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. Chief Oil letter
4. **Visitors and Public Input**
   1. Ron Dibble here to present his interest on having a mulch business from his house of Rhoads Cross Road. Since he lives in a R2 zoned area he was told apply for a special exception to be presented in front of the Zoning Hearing Board.
   2. Jerry Thomas here to re-present the Hess subdivision on Hickory Street – Jerry addressed our comments from the 4/6/11 meeting. Rich made a motion to accept the plan pending acceptance letter from the water authority and the submission of the official mylars to be signed, Ed 2nd, the motion passed.
   3. Galen Seese here to present Gelles adjoining lot merger plan of the properties located at the intersection of S.R. 0160 and S.R. 0756. The proposed plan was illustrating existing structures located well with the setback requirements of proposed lots 2 and 2A. Galen was told that they would have to request a Zoning Hearing Board meeting to apply for a variance of the setback requirements.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Rich Jock inquired to Rich Webb about a proposed car wash across from the FHHS. Rich will tell Rich Jock to attend the Zoning Hearing Board Meeting to present his inquiry.
      2. RJ wants us to stay after the end of this meeting to work on discussing proposed ordinance additions to be presented for Bill Barbin’s review. Pat Webb will write a letter requesting that Bill consider or additions of a $ 0.15 per square foot disturbance fee for “Industrial” activities such as industrial gas exploration sites. We also want to restrict any industrial gas exploration in the following zones: R-2, R-3, U, H, C, O, FP, and W.
6. **Zoning Officer Report**
   1. Bob reported that 9 permits were issued last month
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:11 pm, Ed 2nd the motion, and the meeting was adjourned.

**April 6, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Rose Proborsky – Secretary
      4. Edward Pentrack
      5. Marc Bucci
      6. Randy Cortese
      7. Bob Shrock – Zoning Officer
      8. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas
      2. Rick Watson Jr.
      3. Frank Mele and father
      4. Andy – Bill Barbin’s brother/partner
2. **Previous Meeting Minutes**
   1. The Commission read the March 2nd, 2011 meeting minutes, Mark motion to accept, Rich 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Jerry Thomas here to present the Zalucki subdivision plan
      1. Commission has voted to approve the plan contingent upon the township supervisors agreeing to an Oakridge Drive Right-of-Way agreement that would protect the township if any problems would happen with the proposed utility line that is proposed to cross under Oakridge. Rich motion to accept and Mark 2nd, the motion passed.
   2. Jerry Thomas here to present the Hess subdivision on Hickory Street – a private street, not a township street. The commission did not accept the plan as it is was currently presented. It was recommended that Jerry make the following additions/changes and resubmit the plan at the next meeting:
      1. Label Hickory Street as a “Private Road”, not a township road.
      2. Add the DBV and page number to notes 3 and 4 so that it can be traced that the road is not a township road and that future owners of the lots will have to provide their own maintenance of the road.
   3. Rick Watson Jr. here to ask questions about trying to subdivide 2.5 Acres along Palestine Road. He was told the property has to be 5 acres or more to subdivide it. He was then told to he would have to talk to the supervisors. He was also told to look into doing a perk test, he may not have that much room for a house if the area past a perk test.
   4. Frank Mele her to present his sewage planning module. Rich made a motion to sign off and Rose 2nd, the motion passed. Next step for Frank it meet with the supervisors’ for them to approve and sign.
   5. Andy, Bill Barbin’s brother/partner here to talk about Marcellus Shale.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Bob reported that 4 permit were issued last month
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 8:55 pm, Rich 2nd the motion, and the meeting was adjourned.

**March. 2, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Jackie Ritko
      4. Marc Bucci
      5. Bob Shrock – Zoning Officer
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Denny Gdula
      2. Randy Griffith
2. **Previous Meeting Minutes**
   1. The Commission read the Feb. 2th, 2011 meeting minutes, Mark motion to accept, Rich 2nd, the motion passed.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business - NO ONE here again to present the **revised** Joe Zalucki and Camilla Zalucki subdivision plan (Parcels 01-110-110.2 and 01-011-145.0) along Oakridge Drive.
      1. The plan submission still lacks information and we want the surveyor Jerry Thomas to attend the next meeting to present the plan and be available to address our concerns and questions.
      2. Pat Webb will write a letter inviting Jerry to attend our April meeting stating that the plan is not be denied, nor approved until he can present the plan.
6. **Zoning Officer Report**
   1. Bob did not have anything new to report
7. **Adjournment**
   1. Mark motion to adjourn the meeting at 7:55 pm, Rich 2nd the motion, and the meeting was adjourned.

**Feb. 2, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rich Webb– Vice Chairman
      3. Bob Schrock
      4. Edward Pentrack
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. John Garcia, Rosebud Mining Company
      3. Mark Bucci
2. **Previous Meeting Minutes**
   1. The Commission read the Jan. 5th, 2011 meeting minutes, Ed motion to accept, Rich 2nd, the motion passed.
3. **Correspondence**
   1. Mark Bucci letter of interest to be replace Bob Schrock, who is know resigning his Planning Commission membership to focus solely on being the Zoning Officer.
   2. Randy Cortez letter of interest to be replace Bob Schrock, who is know resigning his Planning Commission membership to focus solely on being the Zoning Officer.
4. **Visitors and Public Input**
   1. Fred Brown here with John Garcia to present the Berwind Corp. Maryland Shaft Subdivision plan to the 501C Conemaugh River Restoration Company. The plan is for the proposed mine water treatment plant that would lower and treat the mine pool water of Mine 78 so that Rosebud can continue deep mining from Windber through Salix. Rich made 1st motion to accept, Ed 2nd the motion, the motion passed.
   2. Fred Brown presented a subdivision plan for Cooney Brothers Coal and Angel’s Coal trust for the expansion of the expansion of Everpower windmill plant near Dunlo.
      1. The subdivision is very complex and includes approval by Adams, Coyle and Summerhill townships that subdivides Cooney’s original parcel into 2 lots. On the Nov. 3, 2010 Planning Commission Meeting, Fred originally submitted a subdivision of the property into 3 main lots and several other small lots. Since then, the owner has changed there plans, so the Nov. 3, 2010 plan the we approved and sign will not be recorded and the plan Fred is presenting tonight is will be the current and hopefully final plan to be recorded at the courthouse, pending any future changes by the owner.
      2. Ed motioned to approve, Rich 2nd , the motion passed.
   3. NO ONE here to present the Joe Zalucki and Camilla Zalucki subdivision plan (Parcels 01-110-110.2 and 01-011-145.0) along Oakridge Drive. The motion was made by Rich and 2nd by Ed not to approve the plan based on the following reasons that was noted in section “K – Municipal Action” of the DEP sewage application form:
      1. “The subdivision does not comply with municipal zoning ordinances.”
      2. “The subdivision does not comply with municipal subdivisions and land development ordinances”
   4. Also the Zalucki subdivision plan is incomplete, the following did not contain a Pennsylvania registered PLS stamp, signature, and date. The plan was not notarized and there were no places for township officials to sign the plan. Pat Webb will draft a permit response letter that will inform the Cambria County Sewage Enforcement Agency that we are not approving the plan and that plan’s engineer and surveyor will be carbon copied on the response letter.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. There will be a Marcellus Shell Gas Ordinance workshop meeting on 2/8/2011 at 7:00 pm with Bill Barbin, All Township Supervisors and planning Commission Members are encourage to attend.
      2. Ed motion that we recommend that Mark Bucci fill Bob Schrock’s vacated Planning Commission seat, Rich 2nd, the motion passed. Pat Webb will write a letter to the Township Supervisor’s requesting their approval to appoint Mark Bucci to fill Bob Schrock’s vacated Planning Commission seat.
6. **Zoning Officer Report**
   1. Bob has reviewed 2 permit applications
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 9:11 pm, Ed 2nd the motion, and the meeting was adjourned.

**Jan. 5, 2011 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Rose Proborsky – Secretary
      5. Edward Pentrack
      6. Jackie Ritko
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. None
2. **Previous Meeting Minutes**
   1. The Commission read the Dec. 1st, 2010 meeting minutes, Bob motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Bob has been reviewing applications
7. **Adjournment**
   1. Rose motion to adjourn the meeting at 7:45 pm, Jakcie 2nd the motion, and the meeting was adjourned.

**Dec. 1, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:36 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Rose Proborsky – Secretary
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas, PLS
      2. Bill Nameff
2. **Previous Meeting Minutes**
   1. The 10/6/2010 and 11/3/2010meeting minutes were read. Bob made 1st motion to approve, Rich 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Jerry Thomas here to present on behalf of Iris Brockway a subdivision plan at 530 Mt. Hope Road. The original 14.01 Acre lot will be split between Lot 2. at 11.04 Acres and Lot. 1 at 2.97 Acres, which includes a 66’ by 66’ family cemetery. Commission said that the plan will be acceptable pending that Jerry add a note stating that access must not be impeded on Lots 1 and 2 to get to the cemetery. Rose made 1st motion to accept, Bob 2nd the motion, the motion passed. Deed Book Volume 1504, page 643, parcel 01-02-130.
   2. Bill Nameff here for Brian Kelly, PLS to submit the Henry B. and Jackie L. Shakk Adjoining Land Merger Minor Subdivision Plan. Lot 1 at 2.0 Acres going to Musselmins DBV 2029 1263. Lot 2 at 2.31 Acres being sold to anyone who wants to buy, and Lot 3 at 6.59 Acres is being left to the Shakks. This is at the Oakridge Drive intersection with Fifty Acre road. Rich made 1st motion to accept, Rose made 2nd motion, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. RJ wants a letter to be sent to the township supervisors requesting that they direct all future Marcellus Gas Driller inquires to submit a plan to the Planning Commission and also to submit a compliance permit to the Zoning Officer
6. **Zoning Officer Report**
   1. Bob reported the 4 permits were issued and 1 hearing has been set for an application
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 8:33 pm, Rich 2nd the motion, and the meeting was adjourned.

**Nov. 3, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by BJ Smith. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Rich Webb
      3. Edward Pentrack
      4. BJ Smith– Twp. Supervisor
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Camillus Long
      3. Golen George
      4. Randy Writt
      5. John Garcia, Rosebud Mining Company
      6. Ronald Dabble
2. **Previous Meeting Minutes**
   1. The 10/6/2010 meeting minutes were not available to be read, will have to read them at December’s meeting.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. John Garcia here to ask about the township’s criteria and laws to do a subdivision plan for their proposed water treatment facility in St. Michael.
      1. The commission told him that he would need a subdivision plan; Fred Brown was present and volunteered to tell John what he needed to do.
   2. Camillus Long’s subdivision plan was presented by Fred Brown
      1. Rich motioned to approve, Ed 2nd, the motion passed.
   3. Ron Dibble here to present his interest on having a mulch business from his house of Rhoads Cross Road
      1. Since he lives in a R2 zoned area he was told apply for a special exception to be presented in front of the Zoning Hearing Board.
   4. Randy Writt here to discuss what is necessary for him to build a new building for his business at the intersection of Ragers Hill Road and Amsite Road.
      1. Randy was told to apply for a special exception to be presented in front of the Zoning Hearing Board.
   5. Fred Brown presented a subdivision plan for Cooney Brothers Coal and Angel’s Coal trust for the expansion of the expansion of Everpower windmill plant near Dunlo.
      1. The subdivision is very complex and includes approval by Adams, Coyle and Summerhill townships that subdivides Cooney’s original parcel into 3 main lots and several other small lots.
      2. Ed motioned to approve, BJ 2nd , the motion passed
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:33 pm, Ed 2nd the motion, and the meeting was adjourned.

**Oct. 6, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Bob Schrock. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Jackie Ritko
      3. Edward Pentrack
      4. BJ Smith– Twp. Supervisor
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Camillus Long
      3. Jackie Nevane
      4. Dan Nevane
      5. Bill Martyak
      6. JoAnn M. Tibbens
2. **Previous Meeting Minutes**
   1. The Commission read the 8/19/10 and 9/1/10 meeting minutes, BJ motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Bill Martyak presented a plan for a subdivision.
      1. Ed motioned to approve, BJ 2nd, the motion passed.
   2. JoAnn Tibbens presented a plan for a subdivision.
      1. BJ motioned to approve, Ed 2nd, the motion passed.
   3. Camillus Long presented a plan to subdivide 2 0.538 acre lots off of Mt. Hope Road.
      1. Commission members question how the subdivision would affect stormwater. The township engineer Steve Sewalk should be contacted to review the plan in regards to stormwater management.
   4. Jackie and Dan Nevane here to present plan to move a lot line on a subdivision plan for an auxiliary horse barn.
      1. Jackie motioned to approve, Bob 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Ed motion to adjourn the meeting at 8:35 pm, Jackie 2nd the motion, and the meeting was adjourned.

**Sept. 1, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Bob Schrock. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. BJ Smith– Twp. Supervisor
      5. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Don Lucas
      2. Cynthia Cummings
      3. John Campos
      4. Christina Schrengost
      5. John Synder
2. **Previous Meeting Minutes**
   1. The Commission read the 8/4/10 and 7/7/10 meeting minutes, Rich motion to accept, Bob 2nd, the motion passed.
      1. Hard copies of the 8/4/10 and 7/7/10 meeting minutes are being retained by Pat Webb to be filled with other meeting minutes that he has to date.
         1. Members present for the 7/7/10 meeting:
            1. BJ Smith
            2. RJ Young
            3. Rich Webb
            4. Bob Schrock
         2. Members present for the 8/4/10 meeting:
            1. RJ Young
            2. Rose Proborsky
            3. Jackie Ritko
            4. Bob Schrock
            5. Ed Pentrack
            6. Rich Webb
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Cynthia Cummings here to inquire about a dog grooming business from her residence.
      1. BJ motioned for her to apply for home occupation use, Rich 2nd, the motion passed.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Bob stated the following:
      1. 7 Permits pertaining to small garages, housing, and a horse barn.
7. **Adjournment**
   1. BJ motion to adjourn the meeting at 8:05 pm, Rich 2nd the motion, and the meeting was adjourned.

**June 2, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Bob Schrock. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Rich Webb
      3. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. BJ Hoffman– Twp. Supervisor
      2. Randy Griffith
      3. Daniel Burggraf
      4. Patrick Hoffman
2. **Previous Meeting Minutes**
   1. The Commission read the May 5th, 2010 meeting minutes, Rich motion to accept, Bob 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Daniel Burggraf here asking about allowance of an “Home Occupation” to move his business “Richland Print Shop” from Richland Twp. To Adams Twp. He is planning on building a 24’x24’x10’ garage in which he can do his business out of. Site is near Mt. Hope Church. No customers come to him, he goes to them and mails out his product. The Commission advised him that he will need to get an Building Compliance permit for non-commercial, no advertisement of business
   2. Patrick Hoffman here asking if he for his client could get a turn an R-2 home at 1621 Forrest Hills Drive S.R. 160 between the EZ Shopper and Elton View Estates, into a beauty salon. He was advised to inform his client that the property owner would have to apply for a special exception to re-zone the property.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 8:08 pm, Rich 2nd the motion, and the meeting was adjourned.

**May 5, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Jackie Ritko
      2. Ron Young (RJ) – President / Chairman
      3. Bob Schrock – Vice Chairman
      4. Rich Webb
      5. Rose Proborsky – Secretary
      6. Edward Pentrack
      7. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Denny Richards – Twp. Supervisor
      2. BJ – Twp. Supervisor
2. **Previous Meeting Minutes**
   1. The Commission read the April 7th, 2010 meeting minutes, Bob motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Tom Fondelier of 115 Post Street, Elton stopped into the township office earlier. Mr. Fondelier needs the a township compliance permit issued so that Cambria County Codes can issue him his building permit for his beauty shop at his residence. Township supervisors Denny Richards and BJ were informed that Mr. Fondelier will be visiting the office to apply for the compliance permit.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Twp. supervisor Denny Richards informed us that Cambria County will now be the regulatory / enforcement agency addressing and blighted “junk” cars in the township
      2. Twp. supervisor BJ, informed us that the next phase of the windmill project will starting this summer. RJ added that Everpower will have to submit their plans to our commission to review.
6. **Zoning Officer Report**
   1. Twp. supervisor Denny Richards informed us the township as issued and estimated 10 building permits and they have been checking the set-back requirements on each application.
7. **Adjournment**
   1. Rose motion to adjourn the meeting at 7:45 pm, Jakcie 2nd the motion, and the meeting was adjourned.

**April 7, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. At 7:35 pm there were not enough Planning Commission Board Members for a quorum for tonight’s meeting. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Ron Young (RJ) – President / Chairman
      3. Edward Pentrack
      4. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Dorothy Brumbaugh
      2. Jacob Brumbaugh
      3. John Shaffer
      4. Heather Paroda
2. **Previous Meeting Minutes**
   1. No meeting minutes were read.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. John Shaffer and Heather Paroda had questions about adding onto their existing house. It appears that they might have to file for a dimension variance to do their project. They were advised to have the property surveyed and for the utilities to be marked to develop a plan to submit to this commission when they are ready to do so.
   2. Dorothy and Jacob Brumbaugh had questions about the status of the rezoning of their property along S.R. 160. A copy of the proposed ordinance from Bill Barbin was here for us to review. We looked it over; it appears that the ordinance may be ready for the next meeting on May 5th. We told the Brumbaugh’s to come back on 5/5/2010 at 7:00 pm for a special meeting to finalize the ordinance.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. At 8:30 pm we left the meeting.

**March 3, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Rose Proborsky – Secretary
      5. Edward Pentrack
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. None
2. **Previous Meeting Minutes**
   1. The Commission read the January 6 and February 3, 2010 meeting minutes, Ed motion to accept, Rose 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. No Report
7. **Adjournment**
   1. Rose motion to adjourn the meeting at 7:35 pm, Rich 2nd the motion, and the meeting was adjourned.

**February 3, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Rich. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Jackie Ritko
      5. Edward Pentrack
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Dan Washko
      2. Tom Washko
      3. Mike Washko
      4. Darlene Washko
2. **Previous Meeting Minutes**
   1. The Commission read the December 2, 2009 meeting minutes, Rich motion to accept, Jackie 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. The Washko family was present on behalf of their business “Altoona Soft Water Co” to inquire about any necessary building approvals to construct a building on an existing foundation located at the Seesetown Road and Mill Road intersection. They want to have a storage building there.
      1. The commission told the Washko that they would have to apply for a building compliance permit at the township office.
5. **Old Business & New Business**
   1. Old Business
      1. None.
   2. New Business
      1. Subdivision plan submitted by Brian Kelly, PLS for the subdivision of 0.56 acres from Berwind parcel #01-003-109.3 to John & Kim Synder to be combined with the Synder 01-045-400 parcel.
         1. Jackie 1st motioned to approved, Ed 2nd the motion, the motion passed.
         2. Commission members signed and dated the plan.
6. **Zoning Officer Report**
   1. No Report
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 7:59 pm, Rich 2nd the motion, and the meeting was adjourned.

**January 6, 2010 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. At 7:35 pm there were not enough Planning Commission Board Members for a quorum for tonight’s meeting. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Rich Webb
      3. Edward Pentrack
      4. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. None attending
2. **Previous Meeting Minutes**
   1. No meeting minutes were read.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. At 7:45pm we left the meeting.

**December 2, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:40 pm by Rich. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rich Webb
      2. Rose Proborsky – Secretary
      3. Edward Pentrack
      4. Pat Webb – Recording Secretary
      5. BJ Smith
   2. The following people are listed as attendees to the meeting:
      1. Randy Griffin – Johnstown Tribune Democrat
2. **Previous Meeting Minutes**
   1. The Commission read the November 4, 2009 and August 5, 2009 meeting minutes, BJ motion to accept, Ed 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. Discussion concerning Richland Township Supervisor’s stance on the Watkins Glen Subdivision.
   2. New Business
      1. Mark Lazzari (EADS Group) Act 537 Plan Update was submitted for a 30 day review.
6. **Zoning Officer Report**
   1. No Report
7. **Adjournment**
   1. Rose motion to adjourn the meeting at 8:18 pm, BJ 2nd the motion, and the meeting was adjourned.

**November 4, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Rose Proborsky – Secretary
      5. Edward Pentrack
      6. Pat Webb – Recording Secretary
      7. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Gerald R. McMullen
2. **Previous Meeting Minutes**
   1. The Commission read the October 7, 2009 and August 5, 2009 meeting minutes, Rich motion to accept, Rose 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Fred Brown here to ask questions if a church lot #152 in Dunlo could be sold with any type of plan submission to the Planning Commission. Advice was given to Fred that since the parcel is already a stand alone tax parcel, that it can be bought and sold without any consideration by the Planning Commission.
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. None
      2. We decide that after this meeting adjourns that we will stay and work on the residential windmill ordinance
6. **Zoning Officer Report**
   1. Mark Bucci did not have a report.
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 7:41 pm, Rich 2nd the motion, and the meeting was adjourned.

**October 7, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Jackie Ritko
      5. Edward Pentrack
      6. Pat Webb – Recording Secretary
      7. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Jerry Thomas, PLS for Bowser Subdivision
      2. Adam Gdula
      3. Cliff Bara
      4. Dorothy Brumbaugh
      5. Jacob Brumbaugh
2. **Previous Meeting Minutes**
   1. The Commission read the September 2, 2009 and August 5, 2009 meeting minutes, Rich motion to accept, Jackie 2nd, the motion passed.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. Dorothy & Jacob Brumbaugh will be attending the Township Supervisors meeting to submit to have their property rezoned to R-3
5. **Old Business & New Business**
   1. Old Business
      1. Township supervisors here with Bill Barbin to discuss small scale windmills ordinance. After the discussions the commission will be prepared to work on the ordinance for the November 4th meeting. The commission’s goal is to have the ordinance reviewed by January 2010.
   2. New Business
      1. Jerry Thomas, PLS, here to present a subdivision plan of lots 30, 29, and 16-A along Glory Drive in Elton View Estates. Bob made 1st motion to approve the plan, Rich 2nd the motion, all were in favor, and the plan was approved and signed.
      2. Jerry Thomas, PLS, here to present a subdivision plan of lots 2, 3B, 4, and 3A along Glory Drive in Elton View Estates. Rich made 1st motion to approve the plan, Ed 2nd the motion, all were in favor, and the plan was approved and signed.
      3. Adam Gdula here to present the Clifford J. Bara Subdivision Plan, 1 lot into 3 lots. Ed made 1st motion to approve **(RJ stating -** **contingent on submitting a copy of the sewage permit to the township)** the plan, Rich 2nd the motion, all were in favor, and the plan was approved and signed.
      4. Minor Subdivision Plan for Berwind Land to Habitat for Humanity plan submitted for review. It is for parcel 01-32-502, 5980 Square feet at the intersection of Parkway Ave. and Bridge Street. Jackie made 1st motion to approve the plan, Rich 2nd the motion, all were in favor, and the plan was approved and signed.
      5. RJ Young’s plan of subdivision of his 17.58 acre property that has his driving range and shed was resubmitted. The plan is dividing the original lot into 3 lots, 1- 12.7, 2 – 3.9, 3 – 0.8935, and dedicating a right of way to the driving range. Rich made 1st motion to approve the plan, Jackie 2nd the motion, all were in favor, and the plan was approved and signed.
6. **Zoning Officer Report**
   1. Mark Bucci did not have a report.
7. **Adjournment**
   1. Jackie motion to adjourn the meeting at 8:30 pm, Ed 2nd the motion, and the meeting was adjourned.

**September 2, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. There were not enough Planning Commission Board Members for a quorum for tonight’s meeting. At 7:30 pm we had general discussions of the two subdivision plans that were submitted to the Planning Commission. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Rose Proborsky – Secretary
      2. Jackie Ritko
      3. Rich Webb
      4. Pat Webb – Recording Secretary
      5. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. None attending
2. **Previous Meeting Minutes**
   1. No meeting minutes were read.
3. **Correspondence**
   1. No correspondence was read.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Minor Subdivision Plan for Berwind Land to Habitat for Humanity plan submitted for review. It is for parcel 01-32-502, 5980 Square feet at the intersection of Parkway Ave. and Bridge Street.
      2. Final RJ Young subdivision plan was submitted for review.
6. **Zoning Officer Report**
   1. Mark Bucci did not have a report.
7. **Adjournment**
   1. At 7:45pm we left the meeting.

**August 5, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by RJ. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rose Proborsky – Secretary
      4. Rich Webb
      5. William Smith, (BJ)– Township Supervisor
      6. Pat Webb – Recording Secretary
      7. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Fred Brown
      2. Dan Roman
      3. Larry Neff
      4. Dorothy Brumbaugh
      5. Jacob Brumbaugh
2. **Previous Meeting Minutes**
   1. The Commission read the July 1, 2009 & June 3, 2009 meeting minutes, Rose motion to accept, Rich 2nd, the motion passed.
3. **Correspondence**
   1. Read Gary Costlow’s Zoning & Commission Board reply letter concerning the Ray Greathouse trailer
4. **Visitors and Public Input**
   1. Fred Brown here to present a subdivision plan of Larry Neff’s property off of Topper Road (T-344). Bob made 1st motion to approve the plan, Rose 2nd the motion, all were in favor, the plan was approved and signed.
   2. Fred Brown here to present a land merger plan for Dan Roman, for Berwind Corp. Land Merger to Cooney Bros. Coal Co. Treatment Facility Property. BJ made 1st motion to approve the plan, Bob 2nd the motion, all were in favor, the plan was approved and signed.
   3. Dorothy & Jacob Brumbaugh were here to present their subdivision plan of 7.5 Acre+/- lot into 5 lots. The plan still was not consistent of was presented to the Zoning Board in 1995 which they approved. The Zoning special exception approval was for a residence to be built on (1) 7.5 acre+/- parcel that was commercially zoned. The Planning Commission does not approve the plan still, we advised them to contact and engineer/surveyor to review, correct and resubmit and new plan consistent with the 1995 Zoning approval.
   4. RJ submitted a sketch plan of subdivision of his 17.58 acre property that has his driving range and shed. The plan is dividing the original lot into 3 lots, 1- 12.7, 2 – 3.9, 3 – 0.8935, and dedicating a right of way to the driving range. The commission looked it over and had no major corrective comments.
5. **Old Business & New Business**
   1. Old Business
      1. Read the Gary Costlow letter concerning Raymond Greathouse.
      2. Review the residential windmill ordinance drafted by Bill Barbin, we still do not approve it, we will continue to table this issue to be worked on at a later date. The proposed 9/2/09 and 9/17/09 meetings in the ordinances will need to be canceled, since we do not approved the draft.
   2. New Business
      1. Chesapeake Appalachia LLC has started Marcellous Shell drilling of off Palestine Road. We are not sure if the have an approved: Cambria Co. SCS plan, County Building Permit, and an official 911 address of the access road that was constructed. We ask Mark to talk to them on 8/6/09 to ask for the approvals that we are questioning.
6. **Zoning Officer Report**
   1. Mark Bucci not here to report anything.
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 9:30 pm, Rich 2nd the motion, and the meeting was adjourned.

**July 1, 2009 & June 3, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Rich. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Rose Proborsky – Secretary
      3. Rich Webb
      4. William Smith, (BJ)– Township Supervisor
      5. Pat Webb – Recording Secretary
      6. Edward Pentrack
   2. The following people are listed as attendees to the meeting:
      1. Kim Hudak
      2. Donna Sliko
2. **Previous Meeting Minutes**
   1. Pat Webb read the May 6, 2009 meeting minutes, BJ motion to accept, Rich 2nd, the motion passed.
   2. BJ and Bob summarized what was discussed at the June 3, 2009 meeting:
      1. Watkins Glen Subdivision Issues with Richland Township: BJ meet with Bill Barbin, Mr. Barbin has advise the commission from this point on, that we may approve/sign submissions for Watkins Glen that illustrate the:
         1. The access into the development from Richland Township side.
         2. All homes in Adams Township, ONLY! The Adams Township approval is valid with no other municipal approvals needed if we are approving a submission of homes in Adams Township only and the access area from the Richland Township side.
         3. Mr. Barbin is advising us not to approve any submission that has home illustrated in Richland Township.
      2. Raymond Greathouse Trailer Issue: Raymond was summonsed to appear before District Magistrate Varner again. BJ then described the following:
         1. Raymond Greathouse was found guilty on 8 counts for having living in his trailer on his lot without having any permits to allow him to leave there and have electric, public sewer and water service. He was order to pay $350 for each of the 8 counts plus an additional $250 for being summonsed concerning the same issue. The $3,050 fine was reduced to $25 for each of the 8 counts plus the additional $250 for a total of $450, if Greathouse filed the required paper work to the Adams Township Zoning Board. Greathouse did file the paperwork and the Zoning Board accepted/approved the submission. This planning commission does not agree with the Zoning board acceptance/approval because this board states the Greathouse has not been properly permitted to live on the property. A letter stating our disapproval will be requested to be sent to the Zoning Board stating our stance.
   3. Rich motion to accept the June 3, 2009 meeting minutes, BJ 2nd, the motion passed
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. Kim Hudak and Donna Sliko here to discuss Donna’s plan to build a modular home at the intersection of Market and Main Streets on a vacant lot in St. Michael, 211 Main Street, St Michael, PA..
      1. They want to know if they need to apply for a 8’ variance (house is 48’ wide, after the side set-backs there would only be 40’ left to place the house), because the house frontage may have to face Main Street due to Historical rules in the designated area. If the house does not have to face Main Street, they could then place the house frontage to Market Street without any set-back issues. BJ said he would find out if Donna has to place the house facing Main Street.
5. **Old Business & New Business**
   1. Old Business
      1. Plan by PLS Galen P. Seese CPS Surveys Inc. for the Brumbaugh Subdivision for Jacob and Dorothy Brumbaugh plan was presented again for approval.
         1. There were no changes since the plan was submitted for the April 1,2009 meeting
         2. Bob stated we need to have a letter go out to the Brumbaughs and CPS Surveys stating that they must make an official submission to us (1 Mylar and 4 Paper Copies)
   2. New Business
      1. None
6. **Zoning Officer Report**
   1. Mark Bucci not here to report anything.
7. **Adjournment**
   1. Ed motion to adjourn the meeting at 8:25 pm, Rich 2nd the motion, and the meeting was adjourned.

**May 6, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rose Proborsky – Secretary
      3. Rich Webb
      4. William Smith, (BJ)– Township Supervisor
      5. Pat Webb – Recording Secretary
      6. Mark Bucci – Compliance Officer
      7. Edward Pentrack
   2. The following people are listed as attendees to the meeting:
      1. Randy Griffin – Johnstown Tribune Democrat
      2. Sam Carpenter
      3. Matt Harnett
      4. Brian Kelly
2. **Previous Meeting Minutes**
   1. Pat Webb read the April 1, 2009 meeting minutes.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Matt Harnett present to submit a land merger plan for Maximillion F. Goveker of separate parcels; 1-42-100-1, 1-42-100-9, 1-42-101, 1-42-131, and 1-42-103.4, totaling 3.59 Acres. This land merger is for the building expansion project of MIC Industries. BJ made 1st motion to approve the plan, Ed 2nd the motion, the motion passed.
      2. Brian Kelly here to inform Planning Commission that the Richland Twp Planning Commission has not disagreed with the “Fred Brown” RESEARCHED twp. Boundary line, BUT the Richland Township Board of Supervisor do not agree. Issues was discussed by all that Adams Township Board of Supervisors will request the Bill Barbin get involved again to meet with Richland’s Gary Costlow. It appears that the Richland Township Board of Supervisors are going to push for a judge to review and make a ruling on Fred Brown RESEARCHED findings of the Twp. Line.
6. **Zoning Officer Report**
   1. Mark Bucci here to report that he is handling the Raymond Greathouse issue.
   2. Mark also discussed violations against Wade Lanz of 125 Track Lane for burning complaints
7. **Adjournment**
   1. Ed motion to adjourn the meeting at 8:05 pm, Rich 2nd the motion, and the meeting was adjourned.

**April 1, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rose Proborsky – Secretary
      3. Rich Webb
      4. Jackie Ritko
      5. William Smith, (BJ)– Township Supervisor
      6. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Randy Griffin – Johnstown Tribune Democrat
2. **Previous Meeting Minutes**
   1. The previous meeting minutes were not discussed
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. Rich Webb informed the commission about the following concerning the Raymond Greathouse property on 492 Mt. Hope Road.
         1. Both front and back porches are now constructed and attached to the trailer.
         2. The property now has a mailing address.
         3. Children leave the trailer and get picked up by a bus to ride to school from the trailer.
      2. As stated in several passed meeting minutes, the commission wants the Township Supervisor’s to direct Mark Bucci to mail daily non-compliance of building permit letter to Raymond Greathouse. In doing this the commission feels that Greathouses’s unwarranted usage of an unpermitted dwelling will be brought again before District Magistrate Varner.
   2. New Business
      1. Plan by PLS Galen P. Seese for the Brumbaugh Subdivision for Jacob and Dorothy Brumbaugh plan. The proposed plan shows tax parcel # 01-12-101 (Deed Book 1104, Page 501) being subdivided into 5 lots; #1 – 4.394 Ac., #2 – 0.501 Ac., #3 – 0.501 Ac. , #4 – 1.046 Ac., and #5 – 1.056 Ac. The subdivision is for developing 5 separate residential building lots. Currently the zoning of this parcel (01-12-101) is Zone C – Commercial.
         1. Issues:
            1. This plan was brought before Dave Knepper of the Zoning Board back in sometime during 1995, in which the zoning board approved the parcel to have a single family home built upon the home. It is not clear if the approval made by the Zoning Board was also for a lot subdivision.
            2. No records for the planning commission for the subdivision can be found.
      2. RJ 1st motion to “table this issue” until we get clear and unified information about the 1995 submission to the zoning board in comparison to this 2009 subdivision submission, Jackie 2nd the motion, all were in favor, the motion passed.
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Rich Webb motion to adjourn the meeting at 8:45 pm, Rose 2nd the motion, and the meeting was adjourned.

**March 4, 2009 Adams Township Planning Commission Meeting Minutes**

**Meeting No. 1**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by Bob Schrock. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Pat Webb – Recording Secretary
      4. Rich Webb
      5. Edward Pentrack
      6. Rose Proborsky – Secretary
      7. Jackie Ritko
      8. William Smith, (BJ)– Township Supervisor
   2. The following people are listed as attendees to the meeting:
      1. Brian Kelly
      2. Randy Griffin – Johnstown Tribune Democrat
2. **Previous Meeting Minutes**
   1. Pat Webb the previous meeting minutes from notes taken for the 2/4/09 meeting.
3. **Correspondence**
   1. None
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      * 1. Brian Kelly here to present a preliminary construction phasing plan for the Watkins Glen subdivision.
           1. Plan shows a 3 phase construction sequence.
           2. Rich 1st motion to accept preliminary plan, Rose 2nd the motion, all were in favor, the motion passed.
6. **Zoning Officer Report**
   1. None
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 8:00 pm, BJ 2nd the motion, and the meeting was adjourned.

**March 4, 2009 Adams Township Planning Commission Meeting Minutes**

**Meeting No. 2**

1. **Call to Order**
   1. Meeting was called to order at 8:00 pm by RJ to vote on changing Section 171401 (B) and (G) of the Zoning Ordinance.
2. **New Business**
   1. New Business
      1. Jackie 1st motion to keep 171401 (B) for daylight hours only, Rose 2nd the motion, all were in favor, the motion passed.
      2. BJ 1st motion to for “ONLY OUTSIDE OF AN CONSERVANCY AREAS AND NOT WITHIN THE SET-BACK AREA” to remove the $0.50/ton fee in 171401 (G), Jackie 2nd the motion, 5 - Yes votes, 2 – No votes, the motion passed
3. **Adjournment**
   1. Rose motion to adjourn the meeting at 8:30 pm, End 2nd the motion, and the meeting was adjourned.

**February 4, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm by Bob Schrock. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Pat Webb – Recording Secretary
      4. Rich Webb
      5. Edward Pentrack
      6. Mark Bucci – Compliance Officer
      7. William Smith, (BJ)– Township Supervisor
   2. The following people are listed as attendees to the meeting:
      1. Frank Lucostic – MIC Industries
      2. Pat Caffrey – MIC Industries
      3. Upul Obeysekare - MIC Industries
      4. Randy Cortese
      5. Dave Knepper
      6. Randy Griffin – Johnstown Tribune Democrat
2. **Previous Meeting Minutes**
   1. Bob Shrock made a motion to accept January’s meeting minutes, BJ - 1st, Rich – 2nd, meeting approved
3. **Correspondence**
   1. 1/27/09 Letter from Bill Barbin was read, Barbin says we have to delete the $0.50 per ton tax. Majority of the board does not agree with Barbin. BJ recommends the members of the planning commission to attend supervisor meeting at 2/9/09 to discuss.
4. **Visitors and Public Input**
   1. Representatives for MIC Industries here to give status of building expansion project with property acquisition status. MIC Industries will be moving forward and will in the near future submit for building permit for 110’ wide by 36’ high by 100’ long building project.
5. **Old Business & New Business**
   1. Old Business
      1. Raymond Greathouse – 494 Mt. Hope Road trailer lot, Raymond is living there, does not have a building permit. Mark to go to D.M. Varner to file for Contempt.
   2. New Business
      * 1. Randy Cortese here to present preliminary plans of the Chapel Hill Estate Subdivision by Indian Valley Developers (Trademark Homes), - Minor Subdivision Plan at the end of Fox Drive. The plan is to subdivide tax map parcel 1-03-117 into:
           1. Lot 1 = 4.22 Acre
           2. Lot 2 = 3.911 Acre
           3. Lot 3 = 4.022 Acre
           4. Lot 4 = 6.198 Acre
           5. Lot 5 = 4.984 Acre
        2. The plan appears to call for a PRIVATE road to start at the end of Fox Drive and go approximately 600’ to end with a cul-de-sac.
           1. If the developer has absolutely no plans of making the private road a paved, maintained township road, they will have to state on the plan and all the deeds that each and every individual property owner is responsible for the maintenance, repair, and drainage of the PRIVATE ROAD. – This issue will have to be further discussed with the developer when they resubmit the plans. He may want to reconsider the PRIVATE ownership/maintenance of the road.
6. **Zoning Officer Report**
   1. Mark Bucci read the 2008 report.
      1. 88 Applications at $135,913,760.00 (Everpower – Majority of cost)
      2. $70,940.97 in Application Fees
      3. Contractor Licenses @70 for $3,500
      4. Total Township Revenue @ $74,440.97 for 2008
      5. 10 New Home Construction
      6. 3 Business did large building expansion
7. **Adjournment**
   1. Bob motion to adjourn the meeting at 9:15 pm, Rich 2nd the motion, and the meeting was adjourned.

**January 7, 2009 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Pat Webb – Recording Secretary
      5. Rich Webb
      6. Edward Pentrack
      7. Jackie Ritko
      8. Mark Bucci – Compliance Officer
      9. William Smith, (BJ)– Township Supervisor
   2. The following people are listed as attendees to the meeting:
      1. Brian Kelly
      2. Sam Carpenter
      3. Doug & Debbie Allison
      4. Randy Griffin – Johnstown Tribune Democrat
2. **Previous Meeting Minutes**
   1. RJ stated that there were no meeting minutes for the previous meeting on December 3rd, 2008.
3. **Correspondence**
   1. There was new incoming correspondence to be read.
      1. Letter to Mr., Barbin was mailed requesting him to prepare the Adams/Richland Township agreement concerning the Watkins Glen subdivision plan.
4. **Visitors and Public Input**
   1. None
5. **Old Business & New Business**
   1. Old Business
      1. None
   2. New Business
      1. Brian Kelly, surveyor here to re-present the Watkins Glen subdivision plan located of Solomon Run Road (S.R. 3033). The Adams/Richland Township line of the plan is now illustrated were Fred Brown described it should be.
         1. Ed Pentrack made a motion to accept the sketch plan, and that it will be forwarded to the township engineer and that Mr. Kelly has to submit the site development plans to the township engineer also. Rich Webb second the motion, all were in favor, the motion passed.
         2. Mr. Kelly also said that the plan will be constructed in 3 phases, which will be illustrated in the site development plan submission to the township engineer.
      2. Doug & Debbie Allison here to ask about the status of Craig Pugh’s request for a setback variance. Mark Bucci responded that Mr. Pugh submitted paper work on 12/19/08 to attend and present setback variance request at the next Zone Hearing Meeting.
      3. Brian Kelly here to present a Minor Subdivision plan of property of Berwind Corporation off of Mine 42 Road. Ray Packer plans to purchase the subdivided property piece from Berwind.
         1. BJ made a motion to accept and have the plan signed and approved. Ed Pentrack second the motion, all were in favor, the motion passed.
6. **Zoning Officer Report**
   1. Mark Bucci did not have a report
7. **Adjournment**
   1. Rose motion to adjourn the meeting at 7:48 pm, Rich 2nd the motion, and the meeting was adjourned.

**November 5, 2008 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Rose Proborsky - Secretary
      3. Pat Webb – Recording Secretary
      4. Rich Webb
      5. Edward Pentrack
      6. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. David & Karen Soohy
      2. Doug & Debbie Allison
      3. Michael Kohler
      4. James Lear – Richland Township
      5. Brian Lehman – Richland Township
      6. Keith Saylor – Richland Township
      7. Dan Berkebile – Richland Township
      8. Ben Grush– Richland Township
      9. Brian Kelly
      10. Fred Brown
2. **Previous Meeting Minutes**
   * 1. RJ read/reviewed the meeting minutes.
3. **Correspondence**
   1. 11/5/08 letter from Doug Allison to the Planning Commission was read and discussed by Mark Bucci, RJ, and Doug Allison.
4. **Visitors and Public Input**
   * 1. David Soohy here to present a land subdivision plan of his property off Old Bedford Pike. After reviewing the plan, Ed made a motion to accept the subdivision; Rose 2nd the motion, the motion passed and the plan was approved and signed.
     2. Fred Brown here to present a non-building land merger request for Mike Kohler’s property along Topper Road. The plan is to subdivide land from Rodger Miller to Mike Kohler, then merge adjacent Kholer land with the Miller to Kholer land. After reviewing the plan, Rose made a motion to accept the subdivision; Ed 2nd the motion, the motion passed and the plan was approved and signed.
     3. Fred Brown here for Greg Facciani to present an adjacent land merger request for property along Seesetown Road. The plan is to join 20 acres to a 7 acre plot. After reviewing the plan, Rose made a motion to accept the subdivision, Rich 2nd the motion, the motion passed and the plan was approved and signed.
5. **Old Business & New Business**
   1. Old Business
      * 1. Doug Allison here to discuss letter describing setback issue with Craig Pugh. Mark discussed that this is a civil matter between Pugh and Allison. Mark said that he would both call and send a letter to Craig Pugh to submit paper work at the next Zoning meeting. If Craig Pugh does not follow through with the Zoning meeting, the Mark said he will be cited
   2. New Business
      1. Keith Saylor of Richland Township planning meeting here to discuss the Richland/Adams Township line location issue within the Watkins Glen Major Subdivision Plan along Solomon Run Road. After Fred Brown described were and why the township line is were it is, and after Brian Kelly stated that his illustration of the township line is ONLY an approximate location, it was agreed by RJ that Adams Township Solicitor Mr. Barbin author agreement to be presented to both Townships to rectify the current situation. The agreement should resolve the following issues: Twp. line location, roadway maintenance, zoning, and correct township tax designation of tax parcels.
      2. Pat Webb will draft a letter requesting Mr., Barbin to initiate work on the agreement.
6. **Zoning Officer Report**
   1. Mark Bucci stated that he has a couple of new construction inspections started
7. **Adjournment**
   1. RJ motion to adjourn the meeting at 8:30 pm, Ed 2nd the motion, and the meeting was adjourned.

**October 1, 2008 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Pat Webb – Recording Secretary
      4. Rich Webb
      5. Edward Pentrack
      6. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. David Soohy
2. **Previous Meeting Minutes**
   * 1. Pat Webb read the meeting minutes.
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   * 1. David Soohy here to present a land subdivision plan of his property off Old Bedford Pike. After reviewing the plan, it was recommended by the commission that the plan be revised to illustrate Lot 2 to be combined with Lot 3. No motions were made to accept the plan due to the requested revisions made by the commission.
5. **Old Business & New Business**
   1. Old Business
      * 1. Probert’s house has been razed and clear
        2. Everpower now moving in to the Super-Et building.
   2. New Business
      1. If Craig Pugh does not show at the next zoning meeting, he should be reminded by letter to attend.
6. **Zoning Officer Report**
   1. 12 Permits done by Mark Bucci
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:00 pm, Ed 2nd the motion, and the meeting was adjourned.

**September 3, 2008 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young (RJ) – President / Chairman
      2. William Smith, (BJ)– Township Supervisor
      3. Bob Schrock – Vice Chairman
      4. Rose Proborsky - Secretary
      5. Pat Webb – Recording Secretary
      6. Rich Webb
      7. Edward Pentrack
      8. Jackie Ritko
      9. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Matt Harnett
      2. Raymond Packer
      3. Doug Simpson
      4. Randy Cortese
      5. Craig Pugh
      6. Kurt Moss
2. **Previous Meeting Minutes**
   * 1. RJ read the meeting minutes.
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   * 1. Matt Harnett here to present a subdivision plan of Judy P. Saloka & Amy J. Roxby. The plan is to split in half parcel 1-11-12 along SR 160 – Forest Hills Drive. BJ made the motion to approve the plan, Rich Webb second the motion, it was then approved
     2. Raymond Packer here to ask questions to buy land from Berwind through a subdivision plan. BJ recommended that the Township send a letter to Dan Roman of Berwind stating that the Township is agreeable to Berwind to subdivide and sell to Raymond Packer. Pat Webb to write letter stating this and is to email the letter to Diana, Ray Packer should be “cc” the letter. Rich motioned for the Township to write/send a letter, and BJ second the motion, it was then approved
     3. Craig Pugh here to discuss issues brought up by neighbor Doug Allision on Old Bedford Pike about a possible set-back dispute. We advised Craig to attend the next Zoning Hearing Board for him to apply for a possible special exception of the set-back requirements.
     4. Randy Cortese here to submit for approval an adjoining land merger of Indian Valley Developers Inc. to be conveyed to Barry L. & Mary Donnelly along Chapel St. of Fox Drive. BJ made the motion to above **ONLY THE LAND MERGER OF THE 1.065 PARCEL TO BE JOINED WITH LOT 18 ONLY, THIS APPROVEL DOES NOT INCLUDE THE FUTURE LOTS 1 THROUGH 5.** Ed Pentrack 2nd the motion was then approved.
5. **Old Business & New Business**
   1. Old Business
      * 1. Greathouse has a mailbox now.
        2. Probert made and application to demo his house along Forest Hills Drive.
   2. New Business
      1. We need to inform the developer of the Forest Hills Pharmacy expansion plan know of the issues that need address by the review of the Township Engineer. Pat Webb was directed to draft a letter for Diana to send to the developer telling them to address the Township’s Engineer 6/3/08 letter.
      2. The Highland Windmill Farm land from Highland Property to Everpower was approved.
6. **Zoning Officer Report**
   1. No report for tonight’s meeting was submitted.
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:40 pm, Ed 2nd the motion, and the meeting was adjourned.

**August 6, 2008 Adams Township Planning Commission Meeting Minutes**

**The 8/6/08 was a question and answer session with the attendees; we did not have enough members to hold a quorum.**

1. **Call to Order**
   1. Could not call a meeting to order because we did not have enough members to have a quorum.
      1. Ron Young – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rich Webb
      4. Pat Webb – Recording Secretary
   2. The following people are listed as attendees to the meeting:
      1. Pam Milavec
      2. Doug & Debbie Allison
      3. Anthony & Janet Tessari
      4. Randy Contese
      5. Charles Canonie
2. **Previous Meeting Minutes**
   * 1. No meeting minutes were read.
3. **Correspondence**
   1. No correspondence was read at tonight’s question and answer session.
4. **Visitors and Public Input**
   * 1. Doug Allison is asking if his neighbor has violated the set-back widths at 321 Old Bedford Pike (lot #6). **R.J. said that the township needs to send Mark Bucci out to check the set-back.**
     2. Pam Milavec (Saddle Club Road) and Charles Canonie (204 Hope Street) expressed several concerns over the “draft” form of the residential windmill ordinance. R.J. said that the ordinance is currently under review, and he has several edit / changes to the “draft”. He told everyone that the ordinance is not final.
     3. Charles Canonie is very serious to starting building his own windmill. If he does so, it will be have to be done under current building code for structures and electric concerns.
5. **Old Business & New Business**
   1. Old Business
      * 1. Continuation commenting on the residential windmill ordinance.
   2. New Business
      1. See “IV Visitors and Public Input” notes.
      2. Forest Hills Pharmacy Plan not acted on for the following 2 reasons:
         1. Not enough members to vote, approve, & sign plan.
         2. From the 6/3/08 letter from EADS to the developer, it appears that several items and the storm water management plan has not been approved by EADS.
      3. Indian Valley land development plan was not acted on because there were not enough members to have a quorum
6. **Zoning Officer Report**
   1. No report for tonight’s meeting was submitted.
7. **Adjournment**
   1. The question and answer session ended at 8:30 p.m.

**July 2, 2008 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:50 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Pat Webb – Recording Secretary
      5. Rich Webb
      6. Edward Pentrack
      7. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Pat Caffrey
      2. Denny Richards – Township Road Forman
2. **Previous Meeting Minutes**
   * 1. It was discussed that we did not have enough members for a quorum for the 6/4/08 meeting. Therefore no meeting minutes were read
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   * 1. Pat Caffrey of MIC Industries was present to inquire about a potential building addition to the MIC Industries building along Old Bedford Pike.
     2. Pat discussed the following:
        1. Possible Railroad R/W issues.
        2. Proposed building would be 120 wide by 30’ high.
        3. Demo of old building then build new one.
        4. Building may have Asbestos; he is in contact with DEP for proper removal / disposal.
     3. Denny Richards questioned about increase traffic volume. Pat responded that there would not be an increase of the existing volume.
     4. Because the use of the building would be for manufacturing usage, MIC Industries would have to apply for an application for a special exception to be presented to the Zone Hearing Board.
5. **Old Business & New Business**
   1. Old Business
      1. Raymond Greathouse – 494 Mt. Hope Road trailer lot
         1. General discussion concerning lot usage = ongoing. RJ suggested that Mark send 2 weeks worth of “Cease and Desist Orders” to get things going in compliance to D.M. Varner.
         2. Probert’s garage has been dismantled.
   2. New Business
      1. See “IV Visitors and Public Input” notes.
      2. Mark is currently investigating a new trailer that was placed along Popeye St. in Kriane from 6/25/08.
      3. The members are in review/discussion of the small scale windmill ordinance draft.
         1. Comments were made about changing the height and acre restrictions pending the size and lot type zoning.
         2. RJ recommended we research and review the ordinance until the August meeting to make revisions to the ordinance.
6. **Zoning Officer Report**
   1. No report for tonight’s meeting was submitted.
7. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:40 pm, Ed 2nd the motion, and the meeting was adjourned.

**June 4, 2008 Adams Township Planning Commission Meeting Minutes**

**The 7/4/08 was cancelled; we did not have enough members to hold a quorum.**

**May 7, 2008 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:50 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young – President / Chairman
      2. Rose Proborsky - Secretary
      3. Pat Webb – Recording Secretary
      4. Rich Webb
      5. William Smith, (BJ)– Township Supervisor
      6. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Larry Leipchack
      2. Trevor Law
      3. John Hammer
      4. Thomas (couldn’t make out last name) – had questions about private windmills
2. **Previous Meeting Minutes**
   * 1. The 4/2/08 meeting minutes were generally discussed
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   1. A gentleman by the first name of Thomas had general questions about any township issues about private windmills for single homes. Currently there is not an ordinance addressing Thomas’ concerns and questions. No voting was done on issue.
   2. Larry Leipchack had general questions about merging land along Krayn Road. No voting was done on issue.
   3. John Hammer to present Forest Hills Pharmacy building addition construction plan.
      1. Plan did not clearly identify and label the proposed additional parking and existing number of parking spaces. Building addition warrants an additional 3 parking spaces for every 1000 S.F. of building addition area (office use addition spec.). Plan only illustrated 6 additional spaces, from the estimated additional building addition area; the plan requires at least 8.1 parking spaces (9 additional spaces would be acceptable).
      2. BJ made the motion to approve the plan – **PENDING** the review/approval of the Storm water Management Plan and additional revised plan submission illustrating the required 9 additional parking spaces. Rose 2nd the motion, all approved.
   4. Trevor Law here to ask if township would install storm water drainage at Fox Run Estates along Old Bedford Pike, where Trevor is having his home built.
      1. Currently the basement is excavated out and the entire site has been cleared and rough grading is done. The condition of the site would be ideal to have the drainage work performed.
      2. **MAIN ISSUE** - Trevor raised issues related to his recorded deed and approved subdivision plan not being consistent of the location of a 15’ wide storm drainage easement were the storm drainage work could be done.
      3. The board advised Trevor to contact Ray Hope, Bubba, and Steve Cewalk about how to best handle the drainage work that Trevor feels that is needed.
      4. The actual location of the 15’ storm drainage easement may have to be addressed by a combination of Trevor, Fox Run property managers, and the township.
5. **Old Business & New Business**
   1. Old Business
      1. Raymond Greathouse – 494 Mt. Hope Road trailer lot
         1. General discussion concerning lot usage = ongoing.
   2. New Business
      1. See “IV Visitors and Public Input” notes.
6. **Zoning Officer Report**
   1. No report for tonight’s meeting was submitted.
7. **Adjournment**
   1. BJ motion to adjourn the meeting at 8:40 pm, Rich Webb 2nd the motion, and the meeting was adjourned.

**April 2, 2008 Adams Township Planning Commission Meeting Minutes**

**The 4/2/08 meeting minutes are Mark Bucci’s notes organized & typed by Pat Webb.**

1. **Call to Order**
   1. Meeting was called to order at 7:35 pm. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Bob Schrock – Vice Chairman
      2. Jackie Ritko
      3. Edward Pentrack
      4. Rich Webb
      5. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Byran Long
2. **Previous Meeting Minutes**
   * 1. The 3/5/08 meeting minutes were read, Ed 2nd the motion to accept the 3/5/08 minutes
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   * + 1. Bryan Long here to present plans for building a Long Barn II
          1. Long Barn warehouse storm water plans by Fred Brown.
          2. Does not have a final building plan.

Size may change.

* + - * 1. No hearing necessary.

1. **Old Business & New Business**
   1. Old Business
      1. Nothing was noted under old business.
   2. New Business
      1. See “IV Visitors and Public Input” notes.
2. **Zoning Officer Report**
   1. 10 Certs.
      1. Construction
         1. 1 New home.
         2. 25 New Windmills
3. **Adjournment**
   1. Rich motion to adjourn the meeting at 8:15 pm, Ed 2nd the motion, and the meeting was adjourned.

**March 5, 2008 Adams Township Planning Commission Meeting Minutes**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by Ron Young. The following Planning Commission Board Members were present for tonight’s meeting:
      1. Ron Young – President / Chairman
      2. Bob Schrock – Vice Chairman
      3. Rose Proborsky - Secretary
      4. Pat Webb – Recording Secretary
      5. Edward Pentrack
      6. Rich Webb
      7. William Smith, (BJ)– Township Supervisor
      8. Mark Bucci – Compliance Officer
   2. The following people are listed as attendees to the meeting:
      1. Lisa Middleton
      2. Ron M. Sevic
      3. Ron Lattanzio
2. **Previous Meeting Minutes**
   1. Pat Webb read the 2/6/08 meeting minutes:
      1. Acceptance of Board duties
      2. Knepper / Gearhart Subdivision Plan
      3. Dilapidated structure at 1122 Forest Hills Drive – Bob Probert property
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   * 1. Lisa Middleton & Ron M. Sevic request for Township to transfer alley R/W for them to build a garage in St. Michael. The following was discussed:
        1. 21 year rule grandfathering the ground to Sevic.
        2. Possible quick deed.
        3. Special Exception or Adjoining the property to other property owned by Sevic.
        4. Final decision by Rich for Mark to contact Cambria County to advise what direction Sevic should take. Once Mark finds out, he will direct Sevic.
     2. Ron Lattanzio – Forest Hills Pharmacy informal presentation on his efforts to construct a 40’ x 60’ addition onto the existing Forest Hills Pharmacy building. The following was discussed:
        1. Mark discussed a 3/5/08 fax from Cambria County Building Codes that stressed the following:
           1. Drainage system protection if constructed under building addition.
           2. Correction drainage course sizing due change in site and run off conditions
        2. The proposal would have to adequately convey drainage of a PennDot culvert and other site drainage under or away from the building addition to the stream.
        3. Final decision was made by board for Lattanzio to continue with his plan; final building and storm water management plans must be submitted with Lattanzio has the design done.
5. **Old Business & New Business**
   1. Old Business
      1. Knepper / Gearhart Subdivision
         1. BJ told the board that after further discussion with owners that a special exception or variance is not needed since the location of the pool is “grandfathered” with the property. Ed motion to accept this issue as done, Ron 2nd the motion.
      2. Bob Probert’s 1122 Forest Hills Drive dilapidated building
         1. Mark read a 2/27/08 letter from Bob Probert concerning the building. Highlights of the letter are:
            1. Pending weather conditions - Probert will evaluate the garage (to repair, salvage, or demo) by the end of May 2008.
            2. Pending his lack of remodeling experience – Probert will remodel the building by 9/30/08 or have it demolished by 9/30/08.
      3. Raymond Greathouse – 494 Mt. Hope Road trailer lot
         1. Mark got a copy of the judgment against Greathouse from Justice Varner to present to the commission.
            1. Greathouse was found to be guilty on 1 (No building permit) of the 6 counts against him for $200, which was questioned to be at least $500.
            2. Commission feels strongly that the other 5 counts should have been determined to be a guilty ruling.
            3. Commission wants the township to appeal the ruling on the other 5 counts.
   2. New Business
      1. See “IV Visitors and Public Input” notes.
6. **Zoning Officer Report**
   1. No report for tonight’s meeting was submitted.
7. **Adjournment**
   1. Ron motion to adjourn the meeting at 8:20 pm, Rich Webb 2nd the motion, and the meeting was adjourned.

**Adams Township Planning Commission**

**Meeting Minutes**

**February 6, 2008**

1. **Call to Order**
   1. Meeting was called to order at 7:30 pm by William Smith (BJ). The following Planning Commission Board Members were present for tonight’s meeting:
      1. Pat Webb – Recording Secretary
      2. Mark Bucci – Compliance Officer
      3. William Smith, (BJ)– Township Supervisor
      4. Edward Pentrack
      5. Rich Webb
      6. Jackie Ritko
      7. Bob Schrock
2. **Previous Meeting Minutes**
   1. The following was discussed as previous meeting minutes for the January 2, 2008 meeting.
      1. Acceptance of board duties:
         1. Ron Young, (RJ) – President
         2. Bob Schrock – Vice Chair
         3. Rose Proborsky – Secretary
      2. Mark Bucci to contact Pat Webb to ask if he would be recording secretary. Pat Webb accepted the position, with his employers’ permission.
      3. All meetings for year 2008 will start at 7:30pm.
3. **Correspondence**
   1. No correspondence was read at tonight’s meeting.
4. **Visitors and Public Input**
   1. John Knepper – here to submit “Adjoining Land Merger Miner Subdivision” plan on Field Lane.
      1. Subdivision plan was to convey 0.05 acres of John Knepper’s parcel (15’ by 135’ area) to adjacent parcel owner Terry L. Gearhart.
      2. BJ made motion to approve, Rich Webb 2nd the motion. Plan was approved.
      3. The approval must be followed up with a letter from the Township to Terry L. Gearhart directing Terry to file for a hearing with the Zoning Board to approve a variance of the 15’ side setback rule. With the subdivision approval the side setback would only be 3’. Terry has to present his 3’ side setback (instead of the 15’) to be officially approved by the Zoning Board.
5. **Old Business & New Business**
   1. Old Business
      1. 1122 Forest Hills Drive dilapidated building discussion
      2. Polar Bear site discussion
   2. New Business
      1. 1122 Forest Hills Drive dilapidated building discussion
      2. Due to previous commitments, Pat Webb will not be present for the April 2, 2008 meeting.
6. **Zoning Officer Report**
   1. No report for tonight’s meeting was submitted.
7. **Adjournment**
   1. BJ motion to adjourn the meeting at 8:05 pm, Rich Webb Webb 2nd the motion, and the meeting was adjourned.