

# **ADAMS TOWNSHIP PLANNING COMMISSION**

## **WORK SESSION**

### **March 15, 2021**

The Work Session meeting of the Adams Township Planning Commission was held on Monday, March 15, 2021, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046. The meeting was called to order at 4:30 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Marilyn Watson, Liz McMeekin, Bob Downie and Jeff McCormick. Also, present were, Gary Peaco Township Manager, Code Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Suzanne Hanovick Recording Secretary.

#### **PUBLIC COMMENT**

There was no public comment.

#### **OLD BUSINESS**

Ordinance Revisions

##### **Slopes**

Mr. McKinney stated due to the amount of rain in Western Pa the township needs to revisit and update the Slope Ordinance. He said there is not enough time to discuss slopes during the regular Planning Commission meetings. Mr. McKinney stated he would like to turn the meeting over to Mr. Gallagher.

Mr. Gallagher said the Board of Supervisors would like the ordinance to be simplified.

He mentioned he had sent six questions to the Planning Commission that would be open for discussion. Listed below are the six questions.

1. Do you want to use a percentage model for the amount of slope disturbance on a property? On the one hand, it matches up similarly to our current ordinance. On the other hand, a percentage-based approach does not account for the uneven terrain of Western PA, where there are some absurdly flat properties, and some very, very hilly properties.
2. Do you want to prevent slope creation, protect existing slopes, or a combination of both?
3. Are we looking to preserve certain vegetation on slopes, such as pre-existing trees? If so, what kind of vegetation do we want to have stay (e.g. do not encroach on slopes with x-type of vegetation)
4. How large, if any, of a buffer do we want from slopes to property border?
5. Should steep slopes go in a conservation easement? On both large and small properties?
6. Do we want trails on slopes?

There were many discussions with several opinions that will be taken into consideration.

Mr. Gallagher thanked everyone for their suggestions.

#### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Bob Downie the meeting was adjourned at 6:00 P.M. Five were in favor.