

ADAMS TOWNSHIP PLANNING COMMISSION

WORK SESSION

April 19, 2021

The Work Session meeting of the Adams Township Planning Commission was held on Monday, April 19, 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

The Shoppes at Heritage Creek Lot 6 Apartments & Retail Center Revision

Mr. McKinney stated Heritage Creek is back with minor revisions and to clear up loose ends before moving to the Board of Supervisors.

Mark Lesnick was present to represent Heritage Creek. Mr. Lesnick explained the changes with the building and elimination of retail spaces which allowed for additional parking spaces and greenspace.

Mr. McKinney said Mr. Shoup did not have enough time to review the civil drawings. Mr. McKinney asked Supervisor Darryl Brandon who was present to discuss trails if they could put a contingent on the approval pending Mr. Shoup's review. Mr. Brandon had a few questions. Mr. Gallagher stated it can be approved pending on the review. Mr. Peaco stated if it is not received it will not be on the agenda for Monday's Board of Supervisor meeting. Mr. Lesnick agreed, he said he would take a full set of plans to Mr. Shoup on Tuesday and follow up on the review letter.

On a motion by Marilyn Watson and seconded by Bob Downie, Heritage Creek Lot 6 was approved contingent on the completion of the review from Shoup Engineering.

Five were in favor.

Trails Ordinance

Mr. Gallagher explained why the Trail Committee was formed. He said it was to set trail standards in the community and are looking to codify the standards for future connectivity. Mr. Gallagher discussed the first order, second order and third order of trails. Mr. Olsen said any new development over 20 acres will need to address the trail standards. He said the width of trails will be a minimum of 6ft. wide. Mr. McKinney spoke about having a comprehensive map which will aid in receiving funds through grants. Mr. Pete Ferraro spoke about bikes and pedestrians being permitted on trails. He said it is all about respect. There was a discussion. Mrs. Crouthamel explained the importance of having trails connect to the schools and the possibility of having horse trails. Mr. McKinney suggested making the draft Trail Ordinance available to the public for their comments. Mr. Brandon researched other neighboring community trail ordinances. He agrees the township draft ordinance should be made public.

Mr. McKinney thanked all who has participated.

Slopes Ordinance Revision

Mr. Stephen Victor was present to discuss slopes. Mr. McKinney asked if he could touch on the high spots until Mr. Gallagher revises the draft ordinance. Mr. Victor stated part of the ordinance is confusing in respect to using the terminology for both percentages and ratios. He said to make sure certain utilities are permitted to be installed on slopes. Mr. Victor stated a Geo Tech study and monitoring should be mandatory. Making 3 to 1 slopes means more trees cut and less homes built. Mrs. McMeekin questioned the seeding on the slopes.

Mr. Crouthamel stated it is important to limit the disturbance of the property even if it means less homes in a development. Mr. Peaco said it is difficult to prepare the ordinance since the terrain is different in each development.

RAL Townhouses

There was a discussion on RAL Zoning. Mr. McKinney stated there is a development in Middlesex Township and a portion of it is in Adams Township under the RAL Zoning that does not permit townhomes. He said quads are a permitted use in this district. The question was, could townhomes be built on the 4-acre property in the RAL Zoning. Mr. Gallagher stated a section could not be changed; the total zoning district would need to change. Mr. Crouthamel stated the zoning was intended for a reason. He said RAL stands for low density and RAM stands for moderate density. Mr. Victor then explained they would not be connecting to Adam's streets. He said the 4-acre parcel is landlocked. Mr. Gallagher said the township would need to review all the RAL Zoning Districts. There was a discussion about conditional use. Mr. Crouthamel stated to build only what the zoning allows. Mr. Gallagher encouraged everyone to review the zoning map.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Jeff McCormick the meeting was adjourned at 6:10 P.M. Five were in favor.