

ADAMS TOWNSHIP PLANNING COMMISSION
WORK SESSION
June 21, 2021

The Work Session meeting of the Adams Township Planning Commission was held on Monday, June 21, 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, Liz McMeekin, Bob Downie, Steve Madeja and Jeff McCormick. Also, present were, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Suzanne Hanovick Recording Secretary. Also, the following members of the Board of Supervisors were present: Russ Ford, Ron Shemela, Darryl Brandon, Linda Lees and Solicitor Mike Gallagher.

PUBLIC COMMENT

OTHER BUSINESS

Board of Supervisors and Planning Commission will hold a joint meeting.

The purpose of the meeting is to discuss transparency and have an open discussion.

Mr. McKinney said the reason for this meeting is, so everyone knows who does what job and to have communication between the Planning Commission, Board of Supervisors and public.

Mr. Ford thanked everyone for inviting the Supervisors to the Work Session. He said they are being more transparent about building, planning and roads. Mr. Ford stated there are a lot of things that need to be addressed and asked the public for their patience.

Mr. McKinney asked if everyone knew the difference between the Board of Supervisors and the Planning Commission. He said the Board is an elected group and the Planning Commission are appointed by the Supervisors. He stated the Planning Commission reviews the materials that are provided and then makes a recommendation to the Board of Supervisors. Mr. McKinney said the Planning Commission must follow the set rules by the Municipal Planning Code. Mr. McKinney said that everyone works very hard to ensure the rules are followed.

Mr. Montini who lives at 110 Renee Drive questioned if the Board can change the rules set by the MPC. Mr. McKinney stated they are limited on what they can do. Mr. Montini asked if you could limit the construction due to the infrastructure not being in place. Mr. McKinney said no, you cannot stop growth. Mr. Ford said anyone can sell their property. There was a question if a developer could be removed from the township. Mr. Mike Gallagher and Mr. Shemela said no, that would be very difficult to do. Mr. Shemela also discussed the Three Degree Road turn-back project from the state. Mr. McKinney talked about the importance of submissions and how critical the timing is.

Tim Stack expressed his opinion on the growth and the townships Comprehensive Plan. He questioned if the township could rezone districts to limit developments. Mr. Sean Gallagher stated zoning updates are difficult to do and it would take years. Mr. Ford stated that he respects his opinion. He explained that change is inevitable, and the growth comes from the progression.

Mr. Ford said that growth has provided many assets to the township including a state-of-the-art fire station, sixteen full time police officers and a township park. Mr. Ford also added that out of 14,000 Adams Township residents only a few show up to complain at the meetings. He said they must be doing the right thing. Mr. Madeja added that he joined the Planning Commission to try to limit the development and realized that you can't stop development but can only try to make it safe.

Mr. Ford said the slope ordinance needs to be completed by the end of this year. Mr. McKinney agreed and said he hopes to move it forward within two months.

Mr. Crouthamel questioned why they were here tonight. Mr. Ford explained they are trying to be more transparent.

There was a discussion on the use of bicycles be permitted on trails. Mr. Ford said no bikes will be permitted in the park.

Shelly Wood who is the President of Trail Adams spoke and said she agrees the park is not set up to have bikes on the trails in the park. She said their dream is to have the trails widened in the future. Trail Adams goals are to permit bicycles on connecting trails. Mrs. Wood expressed her concerns regarding kids riding their bikes on Three Degree Road. There was a discussion where kids could ride their bikes. Mr. Darryl Brandon agreed with Mrs. Wood. He said as trails are developed there will connecting trails which will be a much safer way to get people off the roads. He said trails will make it safe. Russ Ford said in the future the Wygal property may have biking trails.

Mr. McKinney thanked both the Board of Supervisors and the public for attending.

ADJOURNMENT

On a motion by Steve Madeja and seconded by Marty McKinney the meeting was adjourned at 6:25 P.M.