

ADAMS TOWNSHIP PLANNING COMMISSION
WORK SESSION
July 19, 2021

The Work Session meeting of the Adams Township Planning Commission was held on Monday, July 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, Liz McMeekin, Bob Downie, Marylyn Watson, Steve Madeja and Jeff McCormick. Also, present were, Code Enforcement Officer Mike Knox, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Suzanne Hanovick Recording Secretary.

Pledge of Allegiance

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Slopes

Ordinance Revision

Mr. McKinney asked Mr. Gallagher to discuss the draft Slope Ordinance. Mr. Gallagher said the public has had access to view the draft since May on the township's website. He stated he would like to discuss the major changes he has made. He said there has been no comments made. He asked what the Planning Commission wanted to see for maximum slopes for residential. They talked about 2.5 to 1 for residential and 2 to 1 for commercial.

Mrs. Tina Wilson had concerns regarding the distance of where the slope begins or terminates being only 20 ft. from a property line. She stated that is not enough. Mr. McCormick said the 25 ft. buffer was discussed at an earlier meeting. After some discussion, the Planning Commission agreed on 30 ft.

Mr. Gallagher added another change is that 80% of the original steep slopes must remain after grading is completed. Mr. Crouthamel had concerns about removing natural steep slopes and creating filled steep slopes.

Mr. Gallagher mentioned stormwater cannot be discharged directly onto the slopes. He also added the maximum slope distance can be 100 ft. He said for the slope to continue, a 50 ft. wide bench must be created. Mr. McKinney liked the 50 ft. bench idea and Mr. Gallagher stated this also a good location for trails.

There was a discussion on the developers being required to submit slope maps with a narrative. Mr. Gallagher stated the designated Grading Officer would need to approve all slopes. Mr. Gallagher said the Grading Officer can be an engineer assigned by the township.

Mrs. Wilson expressed her concerns regarding the current property owners not being notified in the beginning stages of new developments. Mr. Crouthamel asked at what point will slopes be reviewed.

The discussion continued on slopes. Mr. Gallagher said that he would have a new draft for the next Planning Commission meeting.

Mr. Stack questioned section 106.5 of the Ordinance. He was concerned the developer could see this as a potential loophole. Mr. Crouthamel has concerns about changing the current steep slopes ordinance.

Mr. McKinney stated they are just trying do what's best for all by writing a new ordinance.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja the meeting was adjourned at 6:35 P.M.