

**ADAMS TOWNSHIP PLANNING COMMISSION
WORK SESSION
August 16, 2021**

The Work Session meeting of the Adams Township Planning Commission was held on Monday, August 16, 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, Marilyn Watson, 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.

Pledge of Allegiance

PUBLIC COMMENT

Mr. McKinney stated that PSATS (Pennsylvania State Association of Township Supervisors) Act 65 of 2021 amended the Sunshine Law to create a new requirement. He said all local government boards must post meeting agendas for all advertised public meetings at least 24 hours before each meeting. The new requirement begins August 29, 2021.

OLD BUSINESS

Slopes

Ordinance Revision

Mr. McKinney said there has been a few revisions made to the draft slope ordinance. Mr. Gallagher explained some of the changes that were made. Mr. Gallagher referred to page 9 no. 7 of the new draft slope ordinance. He said the maximum slope distance for any engineered or created steep slope is 100 feet and no created slope may be within 50 ft. of the start of another.

Mr. Crouthamel questioned if page 19 j also means 3 to1 slope that is mentioned on page 9 - 8 g-h. Mr. Gallagher said yes.

Mr. Gallagher mentioned the developers are responsible for testing all wells within 500 feet of the development. He explained residents are notified by certified mail and have 30 days to respond if they would like their well tested. Mrs. Wilson asked why this is being brought up at this point. She said I thought the township was more transparent and now the residents are just hearing about this. Mrs. Wilson wanted to know if this was in the ordinance. Mr. Gallagher said it is in the Developers Agreement.

Mr. Kaclik stated he hires a Geotech consultant for every development. He asked if the township compared this proposed ordinance to the surrounding townships and municipalities. Mr. Gallagher stated this current draft is like South Strabane Township. He said this draft is stricter then neighboring townships. Mr. Kaclik stated if you enact this ordinance, you will stop develop in Adams Township.

Mr. Kaclik said there are different type of soils which is why he relies on the Geotech. Mr. McKinney suggested the Planning Commission needs to get educated from an independent Geotech. Mr. Gallagher said he would be happy to contact a Geotech. Mrs. Wilson stated that Adams Township needs to set the standards over all municipalities. Mr. Tim Stack said even if the developers had to create fewer lots, the farmers would always be able to sell their property but for less money. Mr. Peaco stated the township will be sued if the properties are devalued. He explained PRDs were created to promote open space and land conservation. Mr. Peaco said

there needs to be a balance. Mr. McKinney stated Adams Township is a desired community to live in and the most valuable in real-estate.

Mr. McCormick stated the township needs to protect existing residents with buffer zones.

Mr. Crouthamel asked Mr. Kaclik when does he drill for soil conditions. Mr. Kaclik replied well before any earth disturbance. Mr. Olsen explained slopes need vegetated sooner. Mr. Olsen said that Mr. Kaclik never refuses to put open space in any of his developments. There was a discussion on old growth forest. Mr. Kaclik stated it takes time.

Mr. Gallagher stated he would talk to the township staff to arrange for a Geotech a meeting with an independent expert. Mr. McCormick said this has been worked on a very long time. He said he doesn't recall any developers commenting. Mr. McKinney stated there has been comments from the developers. Mr. Gallagher said Mr. Alvi and Mr. Wetzel were also present for their comments.

Mr. Gallagher said he would be prepared to discuss the Slope Ordinance in October.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Steve Madeja the meeting was adjourned at 5:25 P.M.