

**ADAMS TOWNSHIP PLANNING COMMISSION  
WORK SESSION  
AUGUST 17, 2020**

The Work Session meeting of the Adams Township Planning Commission was held on Monday, August 17, 2020, 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, Steve Madeja and Clay Morrow. Also, present were, Code Enforcement Officer Mike Knox, Township Engineer Ronald Olsen, Solicitor Sean Gallagher and Suzanne Hanovick Recording Secretary.

**PUBLIC COMMENT**

There was no public comment.

Mr. McKinney asked everyone to stand and have a moment of silence for Donnie Aiken who passed away today. Mr. McKinney said he was a supervisor for many years and did great things for the Adams Township.

**OLD BUSINESS**

Ordinance Revisions

**Trails**

Mr. McKinney stated there has been a push for trails and connectivity in Adams Township and many other areas. He said there is a group in Adams called Trail Adams and they are putting plans together. Mr. Olsen mentioned Clay Morrow was President of Trail Adams until he became a Supervisor. He said even though the developers have been adding trails in the development, the Township needs to formulate an Ordinance.

First order of trails would be physical sustainability, mainly constructed of asphalt or concrete. Second order of trails would be accessibility and sustainability, constructed of crushed aggregate.

Third order of trails would be type of surface, bark and mulch.

Mr. McKinney said the real challenge is building and maintaining. He said the Ordinance will need to identify these issues. He stated they need to be useable and walkable. Mrs. McMeekin stated they need to figure out the who is responsible for liability.

Mr. McKinney stated the trails need to be ADA accessible. He said the HOA has insurance for liability. Mr. Gallagher explained how the covenants works and stated after 7 to 10 years it is renewable.

Mr. Darryl Brandon and Mr. Pete Ferraro were present to represent Trail Adams. Mr. Brandon said in other Townships they are using aggregate material which is sustainable, and all sustainable trails can provide accessibility.

Mr. McKinney asked Mr. Brandon to provide an aerial photo to have a better understanding of where the trails are located and how they will connect in the future.

Mr. Morrow stated there our federal guidelines for building trails and the Township needs to be consistent on how developers install the trails.

Rob Crouthamel who lives at 139 Pearce Road had concerns regarding types of trails and who would be responsible for the maintenance.

Mr. Ferraro explained the benefits of trails and said this helps with kids getting to work and not being on the road. He stated trails are necessary and the residents are losing the ability to go for a walk. He said there many positives.

Mr. McKinney recommended that Mr. Olsen, members of Trail Adams and Township staff meet prior to the next Planning Commission meeting.

### **Slopes**

Mr. McKinney stated the township is preserving the rural aspect of Adams. Mr. Gallagher stated the Township will go through sections of the Slope Ordinance over the next several meetings. Mr. Gallagher said the main change in section 102 is to rename the administer to the grading officer.

In section 103 it was suggested to lower the cubic yards per acre from 1100 to 500. Mr. Gallagher said to limit the length of the slope top to bottom to 100 feet. If slope exceeds 100-foot a 10-foot terrace/bench would need to be constructed and vegetated. There was also a discussion on 2 to 1 or 3 to 1 slopes.

Tina Wilson who lives at 105 Good Luck Lane referenced Cypress Fields and their drainage issues. She is not in favor of a 2 to 1 Slope Ordinance.

Rob Crouthamel lives at 139 Pearce Road asked if there were any other developments with a 2 to 1 slope. Mr. Olsen replied yes. He also suggested to keep conservation of the land in mind.

Jeff McCormick lives at 112 Woodland Springs had concerns about slopes effects the neighboring properties. He stated enforcing a buffer-yard is of great importance when considering slopes.

Mr. McKinney thanked everyone for there participation and input. He stated both topics will be discussed at the next Planning Commission meeting and future Work Sessions.

### **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Bob Downie the meeting was adjourned at 6:05 P.M.

All were in favor.