



ADAMS TOWNSHIP PLANNING COMMISSION
December 01, 2021

The regular meeting of the Adams Township Planning Commission was held on Wednesday, December 01, 2021, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 5:00 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Marilyn Watson, Bob Downie, Jeff McCormick, and Brett Schultz. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian, Township Engineer Ron Olsen. Solicitor Sean Gallagher and Recording Secretary Suzanne Hanovick.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jeff McCormick, the minutes from the November 03, 2021, Planning Commission meeting were approved.
Five were in favor.

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

Holland Plan of Lots

Proposing to consolidate two lots into one lot.

Location is 407 Church Street Ext.

No one was present to represent the Holland Plan of lots.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Holland Plan of lots was tabled.
Five were in favor.

Kacli Builders

Proposing to consolidate two lots into one lot.

Location is Stoup Road.

After much discussion it was verified that 2 tax parcels were being consolidated into one buildable lot.

On a motion by Marilyn Watson and seconded by Bob Downie, lot consolidation was approved.
Five were in favor.

SKETCH PLANS

The Johnston House

Proposing a small building/drive through and right in / right out turn off Route 228.

Location is Route 228.

John Johnston was present to represent The Johnston Tea House.

He explained that he would like to have direct access to Route 228. He stated the food service has changed and traffic is non-existence. Mr. Johnston would like to put a small

building with a drive through to better serve his customers. He spoke with PennDOT representatives regarding a right turn in/right turn out, and they had no issues. There was discussion concerning the location of the building that may cause stacking of cars onto Route 228. Mr. McKinney stated he understands the need for small businesses to try to stimulate their business. Mr. McKinney suggested having a meeting with township staff to discuss his proposal. Mr. McKinney wished him good luck.

OTHER

Slope Ordinance Revision

Mr. Schultz left the meeting at 6:00 p.m.

Mr. McKinney stated the Planning Commission and Mr. Gallagher have been working very hard to establish an Ordinance to balance the needs for both developers and property owners. Mr. Gallagher stated that most of the feedback has been on Section 8 of the draft.

Mr. Peaco mentioned when the Slope Ordinance is close to being finalized, the township will have a Geotech Engineer review the ordinance.

Mr. Sperdute stated the language needs to be changed from conservation easement to slope easement. He explained that residents should have the right to be able to use their entire property if they choose to have a fence or choose to mow their grass if it is a 3 to 1 or less of a slope. Mr. Crouthamel stated Middlesex Township doesn't allow disturbance on slopes greater than 25% and disturbing steep slopes should not be permitted. He said he would like it if the slopes were 2 to 1 for protection. Mr. Sperdute said he has three concerns. He wanted to know the height restriction of the steep slopes, and if the stormwater basins were exempt and the definition of conservation easement needing changed.

Mr. Shane Kaclik questioned why there is a limit of no more than four times the pre-grading amount of additional total area of slopes of this category may be created. Mr. Shane Kaclik explained if you had a flat piece of property, you could not create the number of slopes that would be needed. He said everything needs to be site specific and that is why there is always a Geotech investigation. He also commented on 2 to 1 slope being acceptable. There was a discussion.

Mr. McKinney said so far this has been the best discussion on this topic. Mr. Gallagher stated he will have another draft for the public before the next Planning Commission meeting.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 6:15 P.M.

Four were in favor.