

**ADAMS TOWNSHIP PLANNING COMMISSION**  
**Work Session**  
**March 18, 2024**

The Work Session meeting of the Adams Township Planning Commission was held on Monday, March 18, 2024, 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, Jeff McCormick, Brett Schultz, Jim Craig, and Marilyn Watson. Also, present were, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Suzanne Hanovick Recording Secretary.

**PUBLIC COMMENT**

**NEW BUSINESS**

**Commercial Development Lighting**

Mr. McKinney stated commercial lighting needs to be discussed with all the new Commercial Developments. The main reason for this would be the safety of pedestrians walking within the development. Mr. McKinney provided a handout to everyone with information to begin the discussion on lighting. He explained the different types of lighting and the language that is used. Mrs. McMeekin mentioned Pennsylvania Outdoor Lighting Council has links to outdoor lighting ordinances. Mr. McKinney stated a Lighting Engineer is needed to move forward and would like to get permission from the township. Mr. Olsen and Mr. Gallagher both agreed. Mr. Gallagher stated before hiring a lighting engineer the township should know exactly what you are looking for to narrow it down. Mr. Schultz stated there needs to be guidelines. Mr. Peaco stated he would discuss this with the Board of Supervisors.

**Procedure for Road Takeover**

Mr. McKinney asked why there is a timeline for road takeovers. Mr. Gallagher answered because of the time it takes for developers to submit everything. Mr. Schultz stated he has an issue with the road adoption process. He said in his opinion, when he receives a 10-page review from the township engineer it is not possible to complete and most comments do not pertain to the roads and public improvements. Mr. Olsen said there needs to be some leverage so when the HOA is ready to take over all comments have been addressed. There was much discussion and Mr. Schultz explained why it is not possible. Mr. McKinney stated the township wants to adopt the roads for liquid fuels.

**OLD BUSINESS**

**Slope Ordinance**

Mr. McKinney said it's time to revisit the slope ordinance. Mrs. McMeekin asked why it was tabled. Mr. McCormick stated it got very complicated. Mr. McKinney stated it is a difficult topic and needs professionals. Mr. Olsen stated a Geotechnical Engineer is needed. Tina Wilson who lives at 105 Good Luck Lane said she really appreciates the Planning Commission bringing back the Slope Ordinance discussion.

Mr. Peaco stated there needs to be a discussion on widening the Route 228 Transition Overlay District at intersections. He said this would help to allow quality development.

**ADJOURNMENT**

On a motion by Jim Craig and seconded by Jeff McCormick, the meeting was adjourned at 6:30 p.m. All were in favor.