

ADAMS TOWNSHIP PLANNING COMMISSION
Work Session
April 15, 2024

The Work Session meeting of the Adams Township Planning Commission was held on Monday, April 15, 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, Marilyn Watson, Brett Schultz, Bob Downie, and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Joe Julian, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Suzanne Hanovick Recording Secretary.

PUBLIC COMMENT

NEW BUSINESS

Commercial Development Lighting

Mr. McKinney said discussions have been started regarding commercial lighting. He said more information needs to be gathered for new Commercial Developments. The main reason for this would be the safety of pedestrians walking within the development especially in mixed used developments. Mrs. Liz McMeekin stated there is a criteria by the state provided for safety. She presented everyone with a copy of a questionnaire from a website. The Planning Commission recommended it be posted on the Adams Township website. Mr. McKinney stated there needs to be more discussion before hiring a Lighting Engineer.

Procedure for Road Takeover

Mr. Gallagher explained any roads that are going to be adopted by the Township must have applications submitted by April 30th or the developer will pay winter maintenance fees. There was a discussion, several Planners had many questions.

Mr. Schultz mentioned the review letter from Mr. Olsen should only include roads and public improvements, not other outstanding items. Mr. Olsen agreed. Mr. Gallagher stated that is the Townships leverage to have everything completed before the roads are adopted and bond released. Mr. Chris Kaclik said don't release the road bond. Mr. Gallagher said you must according to the MPC. Mr. Kaclik stated Mt. Lebanon has two separate bonds.

Mr. Gallagher said he would research it.

Slope Ordinance

Mr. McKinney said Mr. Gallagher has drafted some changes for the slope ordinance. There were discussions on the steepness of the slope, maximum excavation, distance from slopes and fill. Mr. Kaclik stated he understands what the Township is looking for and why some of these changes are being proposed. However, he stated this Ordinance

is making it difficult for the developers by reducing the number of houses. Mr. Gallagher stated the developer could ask for modifications. He said he would review and make necessary adjustments.

Overlay expansion on Route 228 at intersections.

Mr. Gallagher stated questions have come up about whether the corridors at the signaled intersections could be widened to allow for more commercial developments. Mr. McCormick asked if this change was immediate for a reason. Mr. McKinney answered it would allow for more flexibility. Mr. Gallagher said it would allow for multi - family in the overlay. There would be commercial development along Route 228 in the front and mixed use in the back. It was also mentioned to change the 750ft. measurement from the center of the road to the edge of the right of way. Additional discussions will be needed to finalize the amendment.

Road Ordinance

Mr. Gallagher said since the Township just received the transcript for the Public Road Ordinance Hearing today, he would like to have it scanned to everyone for their review to discuss next month.

ADJOURNMENT

On a motion by Marilyn and seconded by Jeff McCormick, the meeting was adjourned at 6:15 p.m.

All were in favor.