

ADAMS TOWNSHIP PLANNING COMMISSION
Work Session
February 17, 2025

The Work Session meeting of the Adams Township Planning Commission was held on Monday, February 17, 2025, 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, Bob Downie, Jim Craig and Robert Foltz. Also, present was Assistant Code Enforcement Officer Joseph Julian, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Jennifer Ford Recording Secretary.

PUBLIC COMMENT

Mr. McKinney announced the retirement of Mike Knox. He commended Mike for his 18 years of service as a Code and Zoning Officer for the Township.

OTHER

Slope Ordinance

Mr. McKinney pointed out that this ordinance has been drastically simplified. It was noticed that the 30-foot setback should be changed to 20-foot setback and was corrected.

Mr. McKinney explained that slopes can't infringe on neighbors or cause danger. Marilyn Watson stated that the ordinance is still up for discussion. Sean Gallagher agreed that the ordinance can be modified.

Tina Wilson lives at 105 Good Luck Lane. She asked who would oversee the slopes.

Mr. McKinney said the Planning Commission will be responsible for overseeing the slopes and Mr. Gallagher added that the engineers will also help police the slopes.

Rob Crouthamel, who lives at 139 Pearce Road mentioned that in the definitions there is an error of 3 feet vertical to 1 foot horizontal. It should be stated as 3 feet horizontal to 1 foot vertical. This was corrected.

Mrs. McMeekin asked Mr. Gallagher how he sees the future of the slope ordinance. Mr. Gallagher would like to have a color-coded map showing the slopes. Mr. Olsen stated that controlling the slopes will help with the aesthetics of the township. Mr. McKinney explained that it is part of the Planning Commissions job to create great value of our township.

Mr. Crouthamel explained how more slopes are being allowed to be disturbed than was allowed in the past. He asked that more be done to protect the naturally created slopes. Mr. Crouthamel stated that the current ordinance is too lenient.

Mr. Olsen stated that natural slopes can also slide, and human intervention can make them better in some cases.

Mr. McCormick asked about planting the slopes, and should it be added to the ordinance. Mr. Olsen said he would have a forestry expert come to a Planning Commission meeting to talk about how planting will help slopes.

Private Road Ordinance

Mr. McKinney asked for clarification for the phrase “notwithstanding” in Section K.

Mr. Gallagher explained that if you want a lot that does not touch the private road you must meet all criteria.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Robert Downie, the meeting was adjourned at 5:20 p.m.

All were in favor.