

ADAMS TOWNSHIP PLANNING COMMISSION WORK SESSION

June 20, 2016

The Work Session meeting of the Adams Township Planning Commission was held on Monday, June 20, 2016 at the Adams Township Municipal Building, 690 Valencia Road, Mars, PA. The meeting was called to order at 4:30 p.m.

The following members of the Planning Commission were present: Marty McKinney, Thomas Franceschina, Brett Schultz, Marilyn Watson and Steve Madeja. Also present were Code Enforcement Officer Gary Peaco, Township Engineer Ronald Olsen, Sean Gallagher, Solicitor and Suzanne Hanovick, Recording Secretary.

OTHER

Presentation

The presentation was on "A Case Study for Stream Restoration". It was presented by Patrick D. Shirey, PH.D., Ecologist. He is an expert in stream ecology, restoration ecology, environmental history and natural resources law.

Ordinance/Amendments

Mr. Sean Gallagher drafted a check list with the definitions and table of uses. The Planning Commission discussed the shared parking regulations and felt the need to revisit 192.56 parking and adjoining lots due to some current issues. It was suggested by the Planning Commission that Mr. Sean Gallagher and Mr. Peaco meet to discuss the check list line by line in order to present the new draft at the next meeting on July 6, 2016.

Cul De Sac Roads

Mr. Franceschina addressed the issues with Cul De Sac Roads and stated Pierce Road is a problem. He used Adams Ridge as an example having a single point of access. Mr. McKinney agreed there needs to be multiple points of access. The Planning Commission would like to have a base number of no more than 60 lots on a single access. They said anything more, the developer will need provide another point of access road in order to plan for the future. The Planning Commission would like future connections to be paved by the developer and dedicate the roads to the township as this would force the developer to plan for the future. Mr. Sean Gallagher was asked to redraft the zoning ordinance to avoid single point of access developments.

Adjournment

On a motion by Marilyn Watson and seconded by Steve Madeja, the meeting was adjourned at 6:45 P.M.