



## **ADAMS TOWNSHIP PLANNING COMMISSION November 02, 2022**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, November 02, 2022, 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, Jeff McCormick, Marilyn Watson, Liz McMeekin, Steve Madeja, Bob Downie 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, and Solicitor Sean Gallagher.

### **Pledge of Allegiance**

### **APPROVAL OF MINUTES**

On a motion by Jeff McCormick and seconded by Steve Madeja, the minutes from the October 05, 2022, Planning Commission meeting were approved.

### **PUBLIC COMMENT**

No public comment.

### **OLD BUSINESS**

### **NEW BUSINESS**

#### **MEC Industrial LLC (Formerly Harlan Simons)**

Location is Dobson Road

Proposing consolidation and minor subdivision.

Shane Kaclik was present to represent MEC. He said this is a minor subdivision that currently has 4 lots and are proposing to subdivide into 6 lots. Mr. Kaclik stated that Mr. Olsen's comments have been addressed. Mr. McKinney said this seems to be a lot consolidation and creating new lots. Mr. Kaclik replied yes. Mr. Schultz questioned the reason for the additional lots. Mr. Kaclik stated there are potential buyers for the three lots and they are cleaning up the lot lines. Mr. Olsen stated he had no issues with the plan. Mr. Crouthamel who lives at 139 Pearce Road asked how many lots will be in the RC and Industrial District. Mr. Kaclik stated there will 4 lots in the RC and 2 lots in the in Industrial District. Mr. Peaco explained there was a Special Exemption hearing for this property to allow residential lots in the Industrial Zoning District.

On a motion by Marilyn Watson and seconded by Steve Madeja, MEC Industrial was given final approval.

All were in favor.

### **OTHER**

## **SKETCH PLAN**

### **Aldi Grocery Store**

Location is Adams Corners.

Rory Garr was present to represent Aldi's Grocery Store. Mr. Garr said the store will be 22,000sq.ft. located east of the new traffic signal on Route 228 at Adams Corners. There was a discussion concerning lighting, landscaping, and façade materials. Mr. Garr stated this is the newest design for Aldi's and will have brick façade along with metal paneling.

Mr. Olsen discussed the need for a traffic study. Mr. Seth Geyer explained the Developers will bond a portion of the road to the South that will be used for truck deliveries. Mr. Mike Sutton who lives at 216 Horseshoe Drive questioned emergency vehicle access.

## **ADJOURNMENT**

On a motion by Marilyn Watson and seconded by Brett Schultz, the meeting was adjourned at 5:15 p.m. All were in favor.