



PLANNING COMMISSION PLANNING COMMISSION
Wednesday, February 05, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 5, 2025 at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 4:58 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Jeff McCormick, Jim Craig, Marilyn Watson, Robert Foltz. Also, present were Township Manager Gary Peaco, Township Assistant Manager/Director of Engineering Scott Foreman, Township Engineer Ron Olsen, Solicitor Sean Gallagher and Jennifer Ford recording secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jim Craig, the minutes from January 8, 2025, Planning Commission meeting were approved. All were in favor.

PUBLIC COMMENT

There was no comment.

Mr. McKinney introduced Robert Foltz, the newest member of the Planning Commission.

OLD BUSINESS

Splane Plan of Lots 107 Gray Lane

Proposing to subdivide 2 acres into 2 lots.

The location is 107 Gray Lane. (Gray Lane is off Dobson Road on the left side heading Northbound)

Chris Jackson and Len Splane presented the plot plan of the shared driveway. Mr. McKinney explained that because the driveway on lot 2 will be shared by both lots, he wants a written shared driveway agreement. This would avoid any problems if Mr. Splane would sell the property at some point. Mr. McKinney asked Mr. Splane to have a written driveway agreement submitted before the next Board of Supervisor's Meeting on February 24, 2025.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Splane Plan was approved, and an extension was given for Mr. Splane to provide a written shared driveway agreement at the Board of Supervisors meeting on February 24, 2025. All were in favor.

MEC Industrial

Proposing a subdivision of 7 lots for six new buildings. (Mars Evans City Road North of the railroad tracks across from Mars Lumber)

The location is 1077 Mars Evans City Road.

Shane Kaclik was present to represent MEC. He explained that this will be an Industrial Park with 7 lots. Mr. McKinney asked about who be responsible for road maintenance. Mr. Kaclik said they would agree to a shared maintenance agreement with the tenants or owners. Chris Kaclik commented that it can be written into the deed. At this point the Kaclik's do not know if the buildings will be sold or leased. Mr. McKinney asked what type of material would be used for the road, Mr. Chris Kaclik said it would be tar and chipped. Mr. McCormick asked if the access to Dobson Road would be gated, Mr. Shane Kaclik said yes, it would be an emergency access only.

There will be a Cul de sac at the end of the road for vehicles to turn around.

On a motion by Marilyn Watson and seconded by Jim Craig, MEC Industrial received Preliminary approval, and an extension was given for Mr. Shane Kaclik to provide a shared road maintenance agreement at the Board of Supervisors meeting on February 24, 2025. All were in favor.

Allen Creek/Boggs Ave.

Proposing to Vacate part of Boggs and Consolidate

The location is 208 Boggs Ave. (Off of Spring Street which is South of the GetGo on Warrendale Road)

Brendon Moyer with Triple Creek Enterprises, requested an extension through March 26, 2025.

On a motion by Marilyn Watson and seconded by Robert Foltz, Allen Creek/Boggs Ave. was tabled, and an extension was granted through March 26, 2025. All were in favor.

Henley Lofts

Proposing 45 Apartments

The location is Route 228 & Park Avenue. (West of the intersection of Route 228 & Mars Valencia Road past 7-Eleven)

No one was present for Henley Lofts. Mr. McKinney said this project is tabled. A plan is being developed for another access road that does not include Penn Ave.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Henley Lofts was tabled. All were in favor.

NEW BUSINESS

Adams Town Center

Proposing a Minor Subdivision Drive-Thru Fast-Food Restaurant

The location is 101 Adams Town Road.

Mark Lesnick from Hampton Technical Associates and Ray Nelson presented the plan for Jimmy Johns Drive-Thru Restaurant. Mr. Lesnick stated it will not be a sit-down restaurant, and the building was made smaller to accommodate parking requirements. Mr. McKinney explained the excess to the development will have a new traffic light that will also benefit Marland Drive across the highway. The traffic lights were partially funded by a grant from the state. Mr. McCormick asked how many employees will be working at a time. Mr. Lesnick said two or three employees at a time. Mrs. Watson asked if delivery would be available and was told yes.

On a motion by Marilyn Watson and seconded by Jim Craig, Adams Town Center Minor Subdivision Drive-Thru Fast-Food Restaurant Final was approved.

Adams Corners

Proposing Subdivision of Parcel D.

The location is between Dori Drive and Robert William Drive.

Mark Lesnick from Hampton Technical Associates was present to explain the modification to Parcel D. Mr. Lesnick said they moved the parcel line 10' to the west to provide additional right of way.

On a motion by Marilyn Watson and seconded by Robert Foltz, the Subdivision of Parcel D Final was approved. All were in favor.

OTHER

Work Session

Mr. McKinney stated that there will be a work session on Monday, February 17, 2025, at 4:30 pm.

SKETCH

Vogel/Marland Drive

Dave Smith from Civil Design Solutions and Doug Vogel are proposing a 30,000 square foot building. The building will be located on Marland Drive. It will be a pre-engineered building with 12 bays. The main business will be truck washing for the garbage trucks, approximately 10 trucks per day. This truck washing will not be open to the public. They are also considering allowing a bus company to use the remaining bays for servicing, showroom/sales and some storage. Mr. McKinney reminded them to pay attention to the parking requirements. Mr. McCormick asked about the water from the wash and if it would be an environmental problem. Mr. Smith agreed to work with staff to complete all requirements. Tim Stack also expressed his concern that the wash water will be an environmental concern.

Resolute Alliance Group

Ryan Blythe from Resolute Alliance Group presented his plan for the property across Spring Street from Allen Creek. He is proposing a 35,000 square foot two store front single-story building with 24 parking spaces. A proposed UPS shipping and printing company will be at this location. Two houses are currently on this property, one is occupied, and one is vacant.

Strother Brothers Auto Care

Kevin Strother is proposing an auto repair shop at the Auto Mall location at 215 Scharberry Lane. The garage will offer General Auto Service. The carwash will be removed. The parking lot will hold 40 cars. The operating hours will be from Monday through Friday 9am to 6pm and will not be open on Saturday and Sundays.

Draft Ordinances

Work in progress.

1.Slope Ordinance

2.Change of Use and Application Process

3.Commercial Development Lighting

4.Overlay expansion at intersections

On a motion by Marilyn Watson and seconded by Jeff McCormick, the meeting was adjourned, 5:50 p.m. All were in favor.