



PLANNING COMMISSION
Wednesday, April 2, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, April 2, 2025, 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, Robert Downie, Jim Craig, Marilyn Watson, Liz McMeekin, and Robert Foltz. Also, present were the Township Engineer Ron Olsen, Solicitor Sean Gallagher, Code Enforcement Officer Joseph Julian and Jennifer Ford recording secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Robert Downie, the minutes from March 5, 2025, Planning Commission meeting were approved. All were in favor.

On a motion by Marilyn Watson and seconded by Liz McMeekin, Marty McKinney abstained, the minutes from March 17, 2025, Planning Commission Work Session meeting were approved. All were in favor.

PUBLIC COMMENT

There was no comment.

OLD BUSINESS

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)

Mr. McKinney stated Henley Lofts was working on trying to add a second entrance from 228. Mike Ogin was present to ask for Preliminary approval. Mr. Ogin explained there will be one four story building with 45 units, there will be a gazebo and children's play area. Mr. Ogin said that their original plan to use Penn Street was changed to two access roads from State Rt. 228. Mr. Olsen explained that PennDOT approves the left turn unless it becomes a dangerous situation, they will not ask for permission to change the turn. Mr. Ogin agreed. Mr. McKinney recommended that they ask for a modification of the distance between the intersection and another modification of a slope adjustment for the top of the slope. Mr. McCormick asked if there was a plan to replace the trees. Mr. Ogin said no.

On a motion by Marilyn Watson and seconded by Jeff McCormick, a modification of the distance between the intersection was approved. All were in favor.

On a motion by Marilyn Watson and seconded by Jim Craig, a modification of a slope variance for the top of the slope was approved. All were in favor.

On a motion by Marilyn Watson and seconded by Jeff McCormick Preliminary approval was granted. All were in favor.

McDonald's Restaurant

1301 Robert William Drive

Collin Wisniewski was present to ask for Preliminary and Final approval for the McDonald's Restaurant. Mr. Wisniewski said they shifted the plan 10' to accommodate Robert William Drive. Mr. McKinney recommended they ask for modification of the slope. Rob Crouthamel asked if the plan meets the township buffer ordinance. Mr. Wisniewski replied yes.

On a motion by Marilyn Waston and seconded by Robert Foltz the modification of the slope was approved. All were in favor.

On a motion by Marilyn Watson and seconded by Jeff McCormick the modification of the facade and the trash enclosure were approved. All were in favor.

On a motion by Marilyn Watson and seconded by Robert Downie Preliminary and Final approval for McDonald's was granted. All were in favor.

T. Smith Plan of Lots

Allan Beechey was present to explain the T. Smith Plan of Lots across from Carriage Hill on Myoma Road. Mr. Beechey said that PennDOT approved the driveway access to Myoma Road. Mr. Olsen asked if they would consider giving 8' of road to the Township for possible widening of Myoma Road. Mr. Beechey was asking for a waiver to process preliminary and final approval.

On a motion by Marilyn Watson and seconded by Robert Foltz the waiver for Preliminary and Final approval was granted. All were in favor.

On a motion by Marilyn Watson and seconded by Robert Downie Preliminary and Final approval was granted with the submission of a Shared Maintenance agreement. All were in favor.

SKETCH

GA Industries Expansion

Dave Huber presented GA Industries plan to cover an existing concrete pad. The building will be used for storage. Mr. Gallagher asked about the garage doors, Mr. Huber said that only a forklift will be entering the new building. Mr. McKinney said that the biggest issue here will be the storm drain, they do not want and water leaking into Breakneck Creek.

Draft Ordinances

1. Slope Ordinance

Mr. Gallagher recommended sending the ordinance to the Board of Supervisors to schedule a Public Hearing.

On a motion by Marilyn Watson and seconded by Jim Craig the Slope Ordinance to be sent to the Board of Supervisors for Public Hearing was approved. All were in favor.

2. ITE Impact Ordinance Revision

Mr. Gallagher explained that the current manual will be updated to the latest version. This ordinance talks about things like parking space and handicap spaces.

On a motion by Marilyn Watson and seconded by Liz McMeekin ITE Impact Ordinance Revision was approved. All were in favor.

3. Commercial Development Lighting

4. Overlay expansion at intersections

On a motion by Marilyn Watson and seconded by Robert Foltz, the meeting was adjourned, 6:10 p.m. All were in favor.