

The regular meeting of the Adams Township Board of Supervisors was held on April 28, 2025, at 7:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Russell R. Ford, Ronald J. Shemela, Darryl M. Brandon and David M. Goodworth, Solicitor Michael Gallagher, Township Engineer Ron Olsen, Code Enforcement Officer Joe Julian and Secretary Theresa Turner.

Chairman Ford called the meeting to order at 7:04 p.m. with the Pledge of Allegiance.

### **PUBLIC COMMENT**

Gabby Macioce, 315 Broadstone Drive, Mars, representing a group of residents in her neighborhood expressed concern about the event center planned near their community. Their concerns were safety with the increased traffic, noise and lights from the events and parking. Solicitor Gallagher explained that the event barn was protected by the "Protection of Agricultural Operations Act".

John Bench, 263 Broadstone Drive, Mars, believed this was a hearing for the Santa Barn. Solicitor Gallagher stated it was not.

Eugene McCourt, 256 Broadstone Drive, Mars, questioned the timing of the building of the event barn and the inspections. Solicitor Gallagher stated that it was agricultural and not covered under code enforcement and inspections.

Chairman Russell Ford recognized the communities' concerns with the event barn but stated that the Township was limited in actions it could take. He suggested that a representative of the community meet with a representative from the Santa farm to discuss concerns and solutions.

Nicki Vellky, 205 Springbrook Drive, Mars, is concerned about event parking and the need for sidewalks in their community.

Luke Howe, 109 Broadstone Drive, Mars, questioned whether there was a liquor license. Chairman Russell Ford stated that there was not a liquor license at this time. He also asked for the specific act that applied to the event barn. Solicitor Gallagher responded that it was 3P.S. 653 (b).

Cole Kurtz, 311 Whitewater Drive, Mars, questioned if this act would limit the future development of the farm. Solicitor Gallagher responded that it would not limit future development.

Matt Sudak, 311 Broadstone Drive, Mars, has concerns about the sidewalks and the hump in the road.

Eugene McCourt, 256 Broadstone Drive, Mars, is concerned about the additional traffic on the road and whether there will be alcohol at the events.

Matt Macioce, 315 Broadstone Drive, Mars, expressed concern over noise and suggested that the noise should end by 8pm.

James Insko, 1828 Liberty Way, Valencia, came in to introduce himself as a candidate for the Butler County Court of Common Pleas.

### **APPROVAL OF MINUTES**

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon the minutes of the meeting of April 14, 2025, were approved. All were in favor.

### **PLAN REVIEW**

#### **Lot Line Revision Amherst No. 8 Approval Lots 203 & 222**

Jen Sperduti was present to ask for the final approval.

On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the lot line revision for Amherst No. 8 was approved. All were in favor.

#### **Henley Lofts Preliminary Approval of Plan and 2 modifications**

Mike Ogin and Jenny McCrackin were present to ask for preliminary approval.

Mike Ogin stated that there were 2 modifications. The first was the distance between the intersections and the second was the slope adjustment. Mr. Ogin explained that both had been addressed, and he felt they were within Township requirements.

The Supervisors raised concerns about the safety of the two entrances into the plan. Chairman Russell Ford asked if they could have just one entrance. Solicitor Gallagher suggested that if that change is made the plan go back to the Planning Commission. It was agreed that the plan goes back to the Planning Commission with only one entrance and that this plan would be reviewed at the next Board meeting on May 12, 2025.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon Henley Lofts will eliminate the Park Avenue access, present to the Planning Commission and extend the approval until the May 12, 2025 meeting was approved. All were in favor.

#### **McDonalds Final Approval with 2 modifications**

Randi Giacobbi was present to ask for final approval for McDonalds.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the roofline modification was approved. All were in favor.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the trash enclosure modification was approved. All were in favor.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the grading to the other property line was approved. All were in favor.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, McDonalds was given final approval. All were in favor.

## **OLD BUSINESS**

### **The Santa Barn**

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Santa Barn letter was approved. All were in favor.

## **NEW BUSINESS**

### **T. Smith Land LLC- Private Street Shared Maintenance Agreement**

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the T. Smith Land LLC Private Street Shared Maintenance Agreement was tabled. All were in favor.

### **Amendment of Ordinance No. 161**

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the amendment of Ordinance No. 161 was approved. All were in favor.

### **Ordinance to Adopt the Amended Transportation Capital Improvement Plan and Revised Impact Fees**

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the Ordinance to Adopt the Amended Transportation Capital Improvement Plan and Revised Impact Fees was tabled. All were in favor.

### **Adams Town Center Request for Release of Partial Performance Security No. 2**

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Adams Town Center Request for Release of Partial Performance Security No. 2 was approved. All were in favor.

### **Discontinue burning ban**

On a motion by Russell Ford and seconded by Ronald J. Shemela, the burning ban is to be discontinued. All were in favor.

### **Purchase to install guiderail along Brickyard Road**

Supervisor Ronald J. Shemela met with the developer Ray Nelson, and both agreed to split the cost of the guiderail. On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the guiderail along Brickyard Road was approved. All were in favor.

## **ADJOURNMENT**

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon the meeting was adjourned at 8:12 p.m. All were in favor.

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Theresa L. Turner, Township Secretary