



**PLANNING COMMISSION**  
**Wednesday, May 7, 2025**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, May 7, 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, Jim Craig, Marilyn Watson, 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 Jeff McCormick, the minutes from April 2, 2025, Planning Commission meeting were approved. All were in favor.

**PUBLIC COMMENT**

Marty McKinney brought to everyone's attention the article that was published in the PA Township News. The article highlighted the Adams Township Three Degree Project and its collaboration with PennDOT. Mr. McKinney said it was a testament to the two entities working together to achieve a great outcome.

Tim Stack, 240 Forsythe Road, Mars. Mr. Stack commented on the lack of information that is being recorded in the minutes.

**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)

Anthony Cosgrove, Esq., DMKCG, LLP and Mike Ogin were present to ask for approval of the latest plan with 2 modifications, 1 driveway access to Route 228 and a slope modification. The development will not be using any of the township roads. Mr. McCormick asked if any replanting would be done to the presently forested hilltop where you plan on placing excess dirt, Mr. Ogin stated that there is not a plan to but will investigate the matter. Rob Crouthamel, 139 Pearce Road, Mars, asked if there was a profile of the cut through to see the magnitude of the cut on the hillside. Joe Julian said that there is but did not have it available at the time to view. Heidi Burford, 119 Faith Street, Mars, asked if there was a picture of what the building was going to look like. Mr. Ogin said they did not have a picture with them, but she could look at the development in Cranberry Township, they will be similar. Mr. McKinney stated that the township has requirements of building appearances.

On a motion by Marilyn Watson and seconded by Jeff McCormick, the two modifications of the slope and 1 driveway access were approved. All were in favor.

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

## **Chick-Fil-A**

### **Proposing Fast-food Restaurant**

Justin Thorton, Colliers Engineering, presented the plan for the Chick-Fil-A Fast-food Restaurant asking for Preliminary approval for Minor Land Development. Mr. Olsen said that they have fulfilled all requests from the engineers. Mr. Thorton explained that a retaining wall is being built as a buffer but does not have the space for large plantings, maybe some decorative grasses. Mr. Thorton showed pictures of the trash enclosures and the roofline. A traffic study was conducted and is available. Mr. McKinney asked how many seats there are in the restaurant, Mr. Thorton stated that there would be 24 seats. Mr. Crouthamel, 139 Pearce Road, Mars, commented that Chick-Fil-A made no attempt to meet the townships requirements of the buffering, the buffering should have a rural look. Mr. Crouthamel feels this may not be the right lot for Chick-Fil-A, he stated he will hold the township to the buffering ordinance. Mr. Olsen said PennDOT took some right-a-way from the lot and that there is a possibility that PennDOT would allow some plantings, and that Chick-Fil-A should investigate this option. Mr. Stack, 240 Forsythe Road, Mars, repeated what Mr. Crouthamel said in that Chick-Fil-A does not meet the buffering ordinance.

On a motion to approve 3 modifications (1) buffering (2) trash enclosures (3) roofline by Marilyn Watson and seconded by Robert Foltz the 3 modifications were approved. All were in favor.

On a motion by Marilyn Watson and seconded by Jim Craig the Final Minor Land Development was approved. All were in favor.

## **RESOLUTE ALLIANCE GROUP**

### **Proposing Lot Consolidation**

Robert Beining, Sheffler & Co., presented the plan, they are asking for approval of Lot Consolidation. Mr. Beining said they would be connecting to public utilities. They also dedicated an expanded right of way to Spring Street.

On a motion by Jim Craig and seconded by Jeff McCormick approval for Lot Consolidation was granted. All were in favor.

## **FOUR LAKES**

### **Proposing to revise lot line between lots 1046 & 1047**

Harold Hall of 625 Oswego Drive presented his plan to purchase 7' of the neighbor's lot so he can build an addition and be compliant with 10' setback in the township ordinance for an addition.

On a motion by Marilyn Watson and seconded by Robert Foltz the lot line revision was approved. All were in favor. Jim Craig was not present in the room for this vote.

## **ADAMS TOWN CENTER – PHASE 2 MINOR LAND DEVELOPMENT**

### **Proposing a Drive-through fast food restaurant**

Ray Nelson presented his plan for a drive-through restaurant and asked for Final approval of Phase 2 Minor Land Development. The building will house a restaurant and general retail. Mr. Olsen stated that all comments were addressed.

On a motion by Marilyn Watson and seconded by Jim Craig Phase 2 Minor Land Development was approved. All were in favor.

## **JSW DEVELOPMENT**

### **Proposing 9 Lots Off of Myoma Road**

Sean O'Dell, Harshman CE Group presented the plan and was asking for approval for the Subdivision. Mr. McKinney asked if there would be sidewalks, Mr. O'Dell said that according to the ordinance they are not required to have sidewalks, there is no plan for sidewalks. Mr. McKinney explained that a school bus will not drive down the Cul de sac, there will be sidewalks to Myoma Road for the safety of the children. Mr. O'Dell explained the Sump System that they have planned for each lot. Dave Housley, surveyor, Harshman, CE

Group explained the design of the plan is to have the homeowners maintain their own sump system. Mr. McKinney said that Adams Township does not have anything like this and would like the Developer to bring in more information about the Sump Systems and how they work. Mr. O'Dell said that the sump systems are being used in nearby communities. Mrs. Watson asked what the maintenance of the sump systems look like. Mr. O'Dell said that pipes do get clogged and companies like Roto Rooter would have to clean out the pipes and that would be the responsibility of the homeowner. Mr. McKinney asked for Butler County and DEP verification on the sump systems and would like to see how it is presented to the homeowner that they are responsible for the sump maintenance. Mr. McKinney also requested that they plan for sidewalks and a 10% slope on the road instead of the 12% planned.

On a motion by Marilyn Watson and seconded by Robert Foltz JSW Development was tabled pending more information on the sump systems, modification of the 12% slope on the road to 10%, 8.5' of easement off Myoma Road and the possibility of adding sidewalks. All were in favor.

### **Draft Ordinances**

- 1. Change of Use and Application Process**
- 2. Commercial Development Lighting**
- 3. Overlay expansion at intersections**

On a motion by Marilyn Watson and seconded by Jim Craig, the meeting was adjourned, 6:45 p.m.  
All were in favor.