



PLANNING COMMISSION
Wednesday June 4, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, June 4, 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, Bob Downie, Liz McMeekin and Robert Foltz. Also, present were the Township Engineer Ron Olsen, Solicitor Sean Gallagher, Township Manager Mike Tylka, Code Enforcement Officer Joseph Julian and Jennifer Ford recording secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jim Craig, the minutes of May 7, 2025, Planning Commission meeting were approved. Liz McMeekin abstained.

PUBLIC COMMENT

Marty McKinney introduced Mike Tylka as the new Adams Township's Manager.

OLD BUSINESS

JSW Development Myoma Road

Sean O'Dell, Harshman CE Group, presented the JSW Development asking for Preliminary approval. Mr. O'Dell said that they took the advice of the Planning Commission and made some changes. To address the stormwater sump issue they reduced the number of lots from 9 to 8 and did not put a sump system on each lot. Mr. McKinney asked about the maintenance of the stormwater management, and Mr. Gallagher asked if they would agree to an easement over the stormwater sumps so that it relieves the homeowners of responsibility for maintaining these drains, whether the HOA or Adams Township will be able to maintain. Mr. O'Dell agreed to the easements; they also agree to a Homeowners Association to maintain issues such as the stormwater sumps. Mr. McCormick asked about the property line for Lot 8. Mr. O'Dell explained that one of the drawings provided shows the property line and how it goes around the Cul de sac. Rob Crouthamel, 139 Pearce Road asked about the 8.5-foot easement onto Myoma Road. Mr. O'Dell said that they agree to the easement. Mr. Gallagher asked for HOA documents before the Board of Supervisors meeting on June 23, 2025. Mr. Olsen said the road slope was corrected.

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

Amherst Village Phase 7 Revision No. 1

Shane Kaclik was present to ask for Preliminary and Final approval. Mr. Kaclik explained they lost two lots due to PaDEP NPDES regulations.

On a motion by Marilyn Watson and seconded by Robert Downie Revision No. 1 was given Preliminary and Final approval. All were in favor.

Pinewood Farms Revision No. 1

Shane Kaclik was present to ask for Preliminary and Final approval for Revision No. 1. Mr. Kaclik explained that there will be no new buildings. Mr. McKinney reminded Mr. Kaclik to get the correct signatories. Mr. Kaclik said he will get a revised recording plan.

On a motion by Marilyn Watson and seconded by Robert Foltz Preliminary and Final of Revision No. 1 was approved. All were in favor.

Boggs Avenue

Robert Beining was present to ask for Preliminary and Final approval for 3600' two story retail office building. There will be 3 spaces on top and 3 spaces on the lower level. They will be connected to public water and sewer. Stormwater sewers on Spring Street will be investigated to consider future development in the surrounding area. Mr. McKinney asked if there would be a connecting road between GetGo and their development, Mr. Beining said there would not be connecting access. Mr. McCormick asked if the present well would be properly closed, Mr. Beining said that it would.

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

Strother Brothers/Conditional Use

P. J. Lasko, owner of Rt. 228 Auto Mall property was present to explain that he would like to lease the building to Strother Brothers to conduct business as an Auto Care Service Center. Kevin Strother was also present asking for approval for the conditional use. Mr. McKinney read the conditions of the Board of Supervisors to approve the conditional use.

1. Vehicles in a state of disrepair should be inside or in an enclosed area.
2. Parking lot lighting should be minimized at night when closed. Currently the entire lot stays on all night. Security lighting can be permitted.
3. Additional landscaping could be added along 228 as the used car lot had minimal landscaping because of displaying vehicles.
4. Hours of operation should be stated.
5. Noise should be minimized by working hours.
6. No cars stored on the premises for more than 30 days.
7. The Township may access the site with telephonic or written notice to the tenant and/or landlord.

On a motion by Marilyn Watson and seconded by Jim Craig conditional use was approved with the above-mentioned conditions. All were in favor.

Superior Pools Showroom

107 Oak Alley

John Quimby from Superior Pools was present to ask for his Certificate of Occupancy. Mr. Quimby stated that the plans were changed by an architect. He said that he had inspections from John Nath and all was approved. A letter from Scott Foreman, M.E.S.A., was introduced listing several items that deviated from the approved and recorded site plan. Joe Julian stated that the recorded plan was not what they built. Mr. McKinney explained that they must submit a new recording plan with the changes that were made.

Ecoshine Carwash

Craig Jubic, Gateway Engineers presented the plan to change the use of Ecoshine carwash to a beverage distributor. He explained there will be no site work except for some changes to the parking spaces. Inside will be renovated to accommodate the new business. Mr. McKinney asked them to comply with the lighting and signage ordinances. Mrs. McMeekin asked for an explanation of how the traffic will flow, it was explained you will enter in one way and out the other. Marilyn Watson asked what the hours of operation will be, that has yet to be determined. Mr. Craig suggested that a traffic study be done, it was decided that a study was not needed.

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, 5:56 p.m. All were in favor.