



PLANNING COMMISSION
Wednesday August 6, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, August 6, 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 and Robert Foltz. Also, present were Township Engineer Ron Olsen, Solicitor Sean Gallagher, Township Manager Mike Tyka, 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 of July 2, 2025, Planning Commission meeting were approved.

PUBLIC COMMENT

No comment.

OLD BUSINESS

NEW BUSINESS

James J. Kier

165 Downieville Road Valencia, PA

James Kier was present to propose a revision to his lot lines to build a garage. Mr. McKinney explained that he needs to get plans from his engineer to show the Ordinance 167.13 requirements. Mr. Olsen asked him to submit these plans before the next Planning Commission meeting. Mr. Olsen also explained his driveway should also be shown on the plans.

On a motion by Marilyn Watson and seconded by Jim Craig, James J. Kier was tabled due to insufficient information.

Marburger Plan

1309 Mars Evans City Road

Gordon Marburger was present to ask for approval for a 2-acre sub-division on his property. Mr. Gallagher said an Agricultural Preservation Letter from the State will be required. Mr. McKinney explained that there are details missing from his drawings, that are required by Ordinance 167.13. Mr. McKinney stated that walking trails may not be required on this project. Mr. Marburger said that the 25' buffer between his property and Woodland Trace was not enforced.

On a motion by Marilyn Watson and seconded by Robert Foltz Marburger Plan was tabled due to insufficient information.

Resolute Alliance LLC

112 & 116 Warrendale Road

Robert Beining from Scheffler & Co. presented an office/retail building asking for final approval for minor land development. Mr. McKinney asked if Resolute Alliance and Allen Creek are going to work with the Township to repair Spring Street storm drain. Mr. Beining said they are willing to work with the Township and Road Department to correct any problems. Mr. McKinney asked what businesses would be in the office space, Ryan Blythe, Resolute Alliance LLC, said UPS and 1 undetermined business. Mr. McKinney said that some site work is still needed, Mr. Blythe confirmed that there is still some demolition to be done. Mr. Olsen asked if they are willing to comply with the buffer rules, Mr. Beining said that is not a problem. Mr. McKinney said that the Planning Commission will not require a traffic study. Mr. McCormick explained that the Spring Street repairs will help with future projects involving Spring Street. A modification to the driveway entrance being offset from the Allen Creek Land Development will need approval.

On a motion by Marilyn Watson and seconded by Jim Craig, the modification to the driveway was approved. All were in favor.

On a motion by Marilyn Watson and seconded by Jim Craig, minor land development for 112 & 116 Warrendale Road was given final approval.

Henley Loft Apartments
Route 228 & Park Avenue

Mike Ogin from Gateway Engineers was present to ask for final approval of major land development with two modifications. Mr. Ogin explained that the latest plans show that they will not be disturbing the trees and the top of the hill. The landscaping will exceed what is required. Mr. McCormick asked that they replant any disturbed trees in the woods, Mr. Ogin agreed, he said that there is some paperwork for HOP from the Township that is also needed. The School District notified the Developer that the Bus Stop would be at the Driveway and Rt 228. Mr. Ogin was asked if a bus stop or pullover area was considered for the end of the drive, he said he would investigate. Mr. Gallagher asked if there was a fire hydrant planned, it was explained that the building will have a sprinkler system.

On a motion by Marilyn Watson and seconded by Robert Downey, the two modifications (1) of the slope and (2) single driveway access were approved. All were in favor.

On a motion by Jeff McCormick and seconded by Marilyn Watson Henley Lofts Apartments was given final approval. All were in favor.

OTHER
Adams Township Zoning Changes

New Definitions:

1. INDOOR/OUTDOOR RECREATION COMPLEX – A facility designed for recreation, sports exhibition and practice that may contain indoor or outdoor fields, with fixed seating capacity less than or equal to 1,000 spectators at any given time across the entire parcel that may include accessory dining and retail uses.
2. AREA/CONVENTION CENTER – A completely enclosed structure with fixed seating for more than 1,000 persons which is designed to accommodate sporting, entertainment, tourism, convention, and assembly events and which may include accessory dining and retail uses.

Mr. Gallagher asked that the new definitions to be considered. Rob Crouthamel, 139 Pearce Road questioned personal services and Sean Gallagher explained he will leave as conditional use.

On a motion by Marilyn Watson and seconded by Robert Foltz, the new definitions were approved, Mr. Gallagher will put into Ordinance Form.

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 Jeff McCormick, the meeting was adjourned, 5:48 p.m.
All were in favor.