



PLANNING COMMISSION
Wednesday July 2, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, July 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, Jim Craig, Marilyn Watson, Bob Downie, Liz McMeekin and Robert Foltz. Also, present were 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 Jeff McCormick, the minutes of June 4, 2025, Planning Commission meeting were approved.

PUBLIC COMMENT

Marty McKinney welcomed Boy Scout Troop 58, Luke Lenz explained the boys were there as a requirement to earn their Communication Badge. Mr. McKinney talked about what the Planning Commission does and what happens at the meetings.

OLD BUSINESS

NEW BUSINESS

Meadow Creek Farms Revision 2 Lots 302 & 303
144 Hammond Road

George Staudacher was present asking for approval of a Lot Line Revision between lots 302 and 303 for more favorable use of their property. Mr. Gallagher asked if there was a shared maintenance agreement in place and Mr. Staudacher said that there is a shared maintenance agreement in place.

On a motion by Marilyn Watson and seconded by Robert Downie Meadow Creek Farms Revision No. 2 was given Final approval. All were in favor.

Adams Corners Parcel DR-1

Seth Geyer was present to ask for final approval of subdivision DR-1. Rob Crouthamel, 139 Pearce Road, asked if Chick Fil-A had addressed the buffering issue. Mr. McKinney said that he feels it is not an issue, PennDOT took 5' away from the easement. Chick Fil-A is going to ask PennDOT if they can plant some buffering in this space. Mr. Crouthamel stated that there is no reason that full buffering could not be achieved.

On a motion by Jeff McCormick and seconded, by Robert Downie Parcel DR-1 was given Final approval. All were in favor.

Ecoshine Carwash Change Of Use
626 Route 228

Jonathan Garczewski, Gateway Engineers, presented the plan to change Ecoshine Carwash to a beverage distribution retail store, not a drive-through. There will be 13 parking spaces, a lighting plan was prepared, traffic will flow right-in and right-out on to Route 228. Mrs. McMeekin asked if formal change of use paperwork was needed, Mr. Gallagher said it was not.

On a motion by Marilyn Watson and seconded by Robert Foltz Ecoshine Change of Use was approved. All were in favor.

SKETCH PLAN

Galileo Fieldhouse

Andrew & Julie Stewart presented their plan for a sports and athletic complex at 438 Spring Street. Field can be rented by organizations. Large bubble structure, to be used seasonally from November through April. Zoning could be an issue; this property is not zoned for sports use. Spring Street will most likely be used as emergency and employee access only. A bridge is being considered to cross the creek from Clay Avenue as the main entrance to the complex. Mrs. McKinney asked about lighting and the possible need for a lighting study. Mr. McCormick wants to be sure plenty of buffering will be placed to protect neighbors from sound and noise. Rob Crouthamel gave his advice to get neighborhood approval first. Tim Stack stated that traffic in industrial zoning is different from zoning for a sports arena.

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, 5:40 p.m.
All were in favor.