



PLANNING COMMISSION
Wednesday, September 3, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, September 3, 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, Liz McMeekin, Bob Downie 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 August 6, 2025, Planning Commission meeting were approved. Liz McMeekin abstained.

PUBLIC COMMENT

No comment.

OLD BUSINESS

James J. Kier

165 Downieville Road Valencia, PA

James Kier was present to ask for final approval for a revision of his lot lines to build a garage. Mr. Kier explained that he had the plans revised with the required information. Mr. Olsen commented that the house he is building is non-conforming and 6" over. Mr. Kier explained that this is an existing condition and is noted and documented. The encroachment will be gone in the future.

On a motion by Marilyn Watson and seconded by Liz McMeekin, James Kier Lot Line Revision was given final approval. All were in favor.

Marburger Plan

1309 Mars Evans City Road

Diane Marburger was present with attorney Rebecca Black to ask for approval for a 2-acre subdivision on her property. Mr. McKinney said that there was some insufficient paperwork that had been completed. Mr. Olsen explained that the Marburgers are asking for a modification of relief from showing every little detail.

On a motion by Jim Craig and seconded by Robert Foltz the modification of limiting details on the plan was approved. All were in favor.

On a motion by Liz McMeekin and seconded by Robert Downie the Marburger Plan was given final approval. All were in favor.

Superior Pools

107 Oak Alley/Revisions

John Quimby, who is the owner, was present and asked for final approval for changes made to the previously approved plans. Mr. McKinney asked some questions about the buffering. Mr. Olsen suggested that they speak to the neighbor about an opaque fence. Mr. McKinney stated that he will allow the trees to be a buffer. Joe Julian requires that the garbage enclosure be moved onto the 107 Oak Alley property.

On a motion by Marilyn Watson and seconded by Robert Downie, Oak Alley was given final approval. All were in favor.

JSW DEVELOPMENT

274 Myoma Road

Sean O'Dell, Engineer, from Harshman, LLC was present to ask for final approval for the Final Major Land Development.

Mr. Olsen pointed out that they dedicated 8' along Myoma Road to Adams Township.

On a motion by Marilyn Watson and seconded by Jim Craig, JSW Final Major Land Development was given final approval.

OTHER

Ordinance – Recreation Complexes & Area/Convention Centers

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.

On a motion by Jim Craig and seconded by Robert Foltz, the Recreation Complexes Ordinance was given approval to advance to the Board of Supervisors.

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 Robert Downie, the meeting was adjourned, 5:21 p.m. All were in favor.