



PLANNING COMMISSION
Wednesday, October 1, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, October 1, 2025, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 4:55 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Jeff McCormick, 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 Robert Downie, the minutes of September 3, 2025, Planning Commission meeting were approved.

PUBLIC COMMENT

No comment.

OLD BUSINESS

None

NEW BUSINESS

None

SKETCH

Tenacity Trail and Misty Hollow 6 Lot Subdivision

Benaiah Tucci presented his plan to purchase property along Tenacity Trail. He would like to build 4 or 5 homes for his extended family. Mr. Tucci was asking the Planning Commission if they saw any obstacles that would prevent him from developing the property. Mr. Tucci was asked if he has an offer on the property and he responded that he does. Mr. McKinney explained that he will have to get the property surveyed and have an engineer tell him if the property can be developed. It was explained to Mr. Tucci that if public utilities need to be extended it will be a Major Land Development.

OTHER

1. Architectural Building Review/Adams Town Center

Ray Nelson presented renderings of the new building that will house Dunkin for review by the Planning Commission. The building will be 7900 sq. ft. Mr. McKinney asked Mr. Nelson if the parapet will hide the HVAC system, Mr. Nelson said yes it will.

On a motion by Marilyn Watson and seconded by Jeff McCormick the Architectural Building Review was approved. All were in favor.

2. Overlay District Buffer-Yard

Mr. McKinney explained that the Planning Commission will start a discussion on the Overlay District Buffer-Yard. Mr. Gallagher showed a chart of the current requirements for buffering; he suggested that some changes are needed in commercial areas. Mr. Gallagher is going to start a draft to be discussed. Tina Wilson, 105 Good Luck Lane, asked if this issue would be brought before the residents, Mr. McKinney said yes, there will be a hearing. Ms. Wilson also asked if the draft will be available to have at the next meeting. Mr. McKinney said it will be displayed on the big screen during the Work Session. Rob Crouthamel, 139 Pearce Road asked if the Comprehensive Plan is outdated, if it is it should also be looked at. Tim Stack commented that the buffers also help with sound as well as light.

3. Mr. McKinney made the announcement that an MS4 Presentation for HOAs and public will be offered at the November 5, Planning Commission Meeting.
4. Mr. McKinney made the announcement that there is a PC Work Session scheduled for Monday, October 20, 2025, at 4:30 pm. The discussion will be about Townhomes and buffer yards in the Overlay District.

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 Foltz, the meeting was adjourned, 5:40 p.m. All were in favor.