

ADAMS TOWNSHIP PLANNING COMMISSION
Work Session
October 20, 2025

The Work Session meeting of the Adams Township Planning Commission was held on Monday, October 20, 2025, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 4:32 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Liz McMeekin, Jeff McCormick, Marilyn Watson, Bob Downie, and Jim Craig. Also, present was, Township Manager Mike Tylka, Code Officer Joe Julian, Township Engineer Ronald Olsen, Solicitor Sean Gallagher, and Jennifer Ford Recording Secretary.

PUBLIC COMMENT

Marty McKinney explained that they will be discussing Townhomes in the Overlay District and turned the conversation over to Sean Gallagher.

OTHER

Townhomes in the Overlay District

Mr. Gallagher said that we need to find a way to include townhomes on Route 228 but also preserve Route 228. Direct access to Route 228 will be limited, there will have to be a parallel road network. Mr. Gallagher explained that Townhomes as Conditional Use will not change the commercial use. Jeff McCormick suggested 50' buffer yards on the sides and back of the townhomes.

Mr. Gallagher said that the ordinance will be added to the November 5th Planning Commission Meeting.

Tina Wilson, 105 Good Luck Lane, asked about the discussion of buffer yards. Mr. McKinney said they are not ready to start that discussion.

A meeting is being planned between the Planning Commission and the Board of Supervisors before the end of the year.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Jeff McCormick, the meeting was adjourned at 5:12 p.m.

All were in favor.