



PLANNING COMMISSION
Wednesday, January 7, 2026

The regular meeting of the Adams Township Planning Commission was held on Wednesday, January 7, 2026, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 4:59 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Jeff McCormick, James Craig, Robert Downie, Robert Foltz, Liz McMeekin and Marilyn Watson. Also, present were Township Engineer Ron Olsen, Solicitor Sean Gallagher, Township Manager Mike Tylka, Code Enforcement Officer Joseph Julian and Jennifer Ford recording secretary.

PUBLIC COMMENT

Amy Werner, Adams Township resident, informed the Planning Commission that there is a 20' high train trestle that has no railings. She said that kids are riding their dirt bikes along these tracks and it is trespassing. Sean Gallagher said we should send a letter to the Railroad informing them of this issue.

REORGANIZATION OF PLANNING COMMISSION

On a motion by Marilyn Watson and seconded by Liz McMeekin, Marty McKinney was nominated and elected to be Chairman for the Planning Commission. All were in favor.

On a motion by Robert Downie and seconded by Marilyn Watson, Jeff McCormick was nominated and elected to be Vice Chairman of the Planning Commission. All were in favor.

On a motion by James Craig and seconded by Jeff McCormick, Marilyn Watson was nominated and elected as Secretary of the Planning Commission. All were in favor.

On a motion by Marilyn Watson and seconded by Robert Foltz, 2026 Meeting Schedule and Submission Dates were approved. All were in favor.

There being only 1 candidate for each office,
Jen Ford placed 1 vote for the slate to finalize the election.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Robert Foltz, the minutes of December 3, 2025, Planning Commission meeting were approved. All were in favor. Robert Downie abstained.

OLD BUSINESS

Tenacity Trail Subdivision

Bob Melnick, Engineer, was present to ask for Preliminary Approval for the 5-lot subdivision, the lot is off Tenacity Trail and Misty Hollow Trail and all requirements from engineers have been met. Mr. McKinney

stated that the only concern they have is that there will be enough room for Emergency Vehicles to turn around. Mr. Melnick said that there would be space.

On a motion by Marilyn Watson and seconded by Jeff McCormick, Tenacity Trail Subdivision was given Preliminary Approval. All were in favor.

NEW BUSINESS

SKETCH

220 Brickyard Road Mars

Brett Moore, Adams Township resident, is proposing to open an Optometrist Office at 220 Brickyard Road. Mr. Moore stated that there are 1600 square feet, and 8 parking spaces. Mr. McCormick asked about the buffer yard. Mr. Moore said he has plans for landscape.

Adams Corners

Parcel E21 (Next to Aldis)

Seth Geyer, Geyer Construction, is proposing a 10,000 square foot retail building, there will be 2 to 3 tenants. Mr. Olsen asked that they address the driveway agreement.

Draft Ordinances

On a motion by Robert Downie and seconded by Robert Foltz, the Arena Ordinance was added to the agenda. All were in favor.

On a motion by Marilyn Watson and seconded by James Craig, the Arena Ordinance was approved with the modification to Section 2 and the requirement of a Traffic Study. All were in favor.

1. Change of Use and Application Process

2. Commercial Development Lighting

3. Overlay expansion at intersections

On a motion by Liz McMeekin and seconded by Robert Foltz, the meeting was adjourned at 5:28 p.m. All were in favor.