



**PLANNING COMMISSION**  
**Wednesday, March 04, 2026**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, March 4, 2026, 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, Liz McMeekin, Jeff McCormick, Robert Downie, Jim Craig, Robert Foltz and Andy Kennedy. Also present were Township Manager Mike Tylka, Township Engineer Ron Olsen, Secondary Engineers Devin Dunwoody and Steven Harmon, Solicitor Sean Gallagher, Code Enforcement Officer Joe Julian and Recording Secretary Jennifer Ford.

**APPROVAL OF MINUTES**

On a motion by Jim Craig and seconded by Bob Downie, the minutes from February 4, 2026, Planning Commission meeting were approved. All were in favor.

On a motion by Jeff McCormick and seconded by Robert Foltz, the minutes from February 16, 2026, Planning Commission Work Session meeting were approved. All were in favor.

**ELECTION OF PLANNING COMMISSION SECRETARY**

Jim Craig nominated Liz McMeekin and Bob Downie seconded the nomination. There were no other nominations. Liz McMeekin was elected the Planning Commission Secretary. All were in favor.

**PUBLIC COMMENT**

Mr. McKinney introduced Andy Kennedy as the newest member of the Planning Commission.

**OLD BUSINESS**

**Adams Town Center**

**Proposing to Subdivide into 3 Lots**

*Location is Route 228 next to the Fire Station*

Ray Nelson, Adams Town Center, was present to ask for approval of Final Minor Subdivision. Proposing to subdivide one lot into 3 lots. Mr. Nelson said he has supplied all necessary paperwork. Mr. McKinney asked Mr. Olsen if everything was complete on the engineering side and Mr. Olsen said yes, what is left is for Mr. Gallagher. Mr. Gallagher told Mr. Nelson that he must get his covenant recorded. Mr. Olsen asked Mr. Nelson to document the temporary easement on the plan. Linda Barton, 189 Brickyard Road, asked Mr. McKinney to clarify that a road connecting Adams Town Center to Brickyard Road is in the future. Mr. McKinney said a road is a possibility in the future.

On a motion by Liz McMeekin and seconded by Jeff McCormick, Adams Town Center was given final approval for Final Minor Subdivision. All were in favor.

**NEW BUSINESS**

**Mars Eye Care**

**Proposing an Optometry Office**

*Location is 220 Brickyard Road*

Brett Moore, 220 Brickyard Road, was present to ask for approval to convert 220 Brickyard Road into an Optometry Office. Mr. McKinney asked Mr. Dunwoody if there was anything outstanding for this project from the engineers, Mr. Dunwoody said nothing was outstanding.

On a motion by Bob Downie and seconded by Robert Foltz, Mars Eyecare was given approval for Preliminary Final Minor Development. All were in favor.

### **Arabian Fields Lot 2-R Revised**

#### **Proposing to subdivide lot 2-R into two lots, creating a new lot**

*Location is 125 Carriage Hill Drive*

Shane Kaclik, Kaclik Builders, was present to speak for Ron & Maureen Hammond, property owners. Mr. Kaclik was asking for approval to subdivide Lot 2-R into 2 lots. Mr. Kaclik was asked about the buffer yards, he said there are existing buffer yards.

On a motion by Jim Craig and seconded by Liz McMeekin. Arabian Fields Lot2-R Subdivision was approved. All were in favor.

### **Adams Corners E2-Minor Subdivision**

#### **Proposing a Subdivision of Parcel E-2 into 1 lot and road right of way.**

*Location is at Adams Corners east of Aldis*

Seth Geyer from Geyer Construction asked to have Adams Corners E-2R up for presentation since it was easier to explain some of the questions he had.

### **Adams Corners E2-R Minor Land Development**

#### **Proposing 10,650 sq. ft. Retail Building**

*Location is at Adams Corners East of Aldis*

Seth Geyer, Geyer Construction, explained that he needed advice on how to best proceed with the E2 & E2-R Subdivision concerning the Stub Road. Sean Gallagher said there can't be a private road in a commercial development and the road will have to be dedicated to the Township. Mr. Olsen suggested a hammerhead at the end of the road. Mr. Olsen also explained that if the road was going to be a Township Road at this point the subdivision would have to become a major instead of a minor. Mr. Geyer explained that the E-2R road could possibly extend to future development and the current design adds a parking area entirely around the building and into the parking lot at Aldi. Mr. Olsen asked them to build the road to Township specifications so there will be no issues if the Township takes over the road in the future

On a motion by Jeff McCormick and seconded by Bob Downie Adams Corners E2 Subdivision and E2R Minor Land Development were both tabled so a new plan can be submitted.

## **OTHER**

### **Codes-Department Report**

Joe Julian, Code Enforcement Officer, gave his monthly Permit Report. He reported 25 Building Permits, 1 Commercial Permit, and 24 Residential Permits that included 10 new Single-Family Dwellings.

### **Summary of Board of Supervisors' Development Action**

Joe Julian, Code Enforcement Officer, reported on the Board of Supervisors meeting of February 23, 2026. The Board of Supervisors passed the Meadow Creek, Woodland Trace and Beilo Property subdivisions. Matilda Fields was given tentative approval.

Mr. McKinney announced there will be no Work Session in March due to scheduling conflicts.

## **Draft Ordinances**

### **1.Change Use and Application Process**

### **2.Commercial Development Lighting**

### **3.Overlay expansion at intersections**

On a motion by Bob Foltz and seconded by Jim Craig, the meeting was adjourned at 5:38 p.m. All were in favor.