



PLANNING COMMISSION
Wednesday, February 4, 2026

The regular meeting of the Adams Township Planning Commission was held on Wednesday, February 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, Jeff McCormick, James Craig, Robert Downie, Robert Foltz, Liz McMeekin and Marilyn Watson. Also, present were Township Engineer Rich Craft, Solicitor Sean Gallagher, Township Manager Mike Tylka, Code Enforcement Officer Joseph Julian and Jennifer Ford recording secretary.

PUBLIC COMMENT

No Public Comment.

Marty McKinney announced Marilyn Watson's retirement from the Planning Commission Board. He thanked her for her service to Adams Township and asked the public to join him in a round of applause for Ms. Watson.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Jeff McCormick, the minutes of January 7, 2026, Planning Commission meeting were approved. All were in favor.

OLD BUSINESS

NEW BUSINESS

Adams Corners

Proposing Minor Land Development on Parcel D2

The location is at Adams Corners in between McDonalds and Chick Fil-A on Holden Drive.

Seth Geyer, who is with Geyer Construction, was present to ask for approval for Minor Land Development. Marilyn Watson asked how many parking spaces will be available. Mr. Craft stated that there were approximately 50 parking spaces and handicap parking. Mr. Geyer explained there will not be a drive through window. Mr. Craft asked for the cost estimate and the dumpster details before the Board of Supervisors meeting at the end of the month.

On a motion by Jeff McCormick and seconded by Liz McMeekin, Minor Land Development on Parcel D2 was approved. All were in favor.

Adams Town Center

Proposing to Subdivide into 3 lots.

The location is off Route 228 next to the Fire Station.

Ray Nelson, developer of Adams Town Center, was present to represent the three lot Minor Subdivision. Mr. Gallagher said the property was promised to stay as one lot, they will have to review the covenants. Mr. Gallagher recommended that the subdivision be tabled until the covenants can be reviewed. Linda Barton, 189 Brickyard Road asked about the property's access to Brickyard Road. Joe Julian explained there will be a new intersection on Route 228 to access the development. There will not be access to Brickyard Road from this development.

On a motion by Jim Craig and seconded by Marilyn Watson, Adams Town Center Subdivision was tabled for further review of the covenants.

Meadow Creek Farms Rev. No 3

Proposing to revise existing lot line between lots 302 and 303.

Location of these lots is on Hammond Road. Laurie Staudacher, the property owner, was present to ask for approval of the lot line revision. Mr. McKinney asked Mr. Craft if everything was in order, Mr. Craft said yes.

On a motion by Bob Downie and seconded by Bob Foltz, Meadow Creek Farms lot line revision was approved. All were in favor.

Woodland Trace

Proposing lot consolidation of lot 33 and 34. The location of these lots is on Lynwood Drive Evans City.

Brock Heinauer, Barrington Homes, was present asking for approval for the lot consolidation. Mr. McKinney asked about the trees that are required to be replaced. Mr. Heinauer said the new combined lot will be installed with the same number of trees that the current two lots were required to install.

On a motion by Marilyn Watson and seconded by James Craig, Woodland Trace lot consolidation was approved. All were in favor.

Beilo Property

Proposing a two-lot subdivision. The location is off Myoma Road across from Myoma Woods. Jonathan Garczewski, Gateway Engineers, is asking for approval for the subdivision. Mr. Craft asked them to address some of the labeling on the drawing before the Board of Supervisors meeting at the end of the month.

On a motion by Marilyn Watson and seconded by Robert Foltz, Beilo Minor Subdivision was approved providing they update the labeling on the drawings before the Board of Supervisors meeting . All were in favor.

Announcement

Mr. McKinney made the announcement for Developers and Engineers. Effective immediately any documents submitted to the Township after 10:00 A.M on the Friday before the scheduled Planning Commission Meeting will be tabled until the following month. (reviews, responses, revised plans etc.)

Codes-Department Permit Report

Joe Julian presented his report for January 2026, 21 building permits were issued, 6 Single Family Dwelling and 15 solar/generator and pool.

Summary of Board of Supervisors' Development Action

- A. Amherst Village Townhouse Lot Line Revisions was approved.
- B. Tenacity Trail received preliminary approval. Tenacity Trail will submit for Final Approval.
- C. There was a PRD Hearing for Matilda Fields on January 26, 2026, the PRD was tabled by the Board of Supervisors. The Developer will be contributing \$350.00 per dwelling toward the maintenance of Forsythe Road, Amherst Village currently pays \$250.00 toward maintenance of Forsythe Road. Approximately \$900.00 from each new dwelling will go toward maintenance of Forsythe Road which includes impact fees. The Developer is working with the Township & Werner Farm to have a fence placed between the properties. Tina Wilson, 105 Good Luck Lane asked about the buffer yard, and Mr. Julian said it stays at 15'.

Marty McKinney announced there will be a Work Session on Monday, February 16th at 4:30 p.m. The meeting will begin with interviews for the vacated Planning Commission seat. If time allows there will be a discussion about buffer yards.

OTHER

- 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 at 5:28 p.m. All were in favor.