



**PLANNING COMMISSION**  
**Wednesday, April 1, 2026**

The regular meeting of the Adams Township Planning Commission was held on Wednesday, April 1, 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 the Township Engineer Ron Olsen and Secondary Engineer Steve Harmon, Solicitor Mike Gallagher, Assistant Code Enforcement Officer Sean Rourke and Jennifer Ford recording secretary.

**APPROVAL OF MINUTES**

On a motion by Liz McMeekin and seconded by Andy Kennedy, the minutes from March 4, 2026, Planning Commission meeting were approved. All were in favor.

**PUBLIC COMMENT**

There was no comment.

**OLD BUSINESS**

**Adams Corners E2-Minor Land**

***Proposing a multi-tenant 10,650 square foot retail building and parking lot.***

Seth Geyer was present to ask for approval for Final Minor Land Development. Mr. Geyer said it was decided the stub road may later be turned over to the township. Mr. Gallagher asked Mr. Geyer to submit 2 modifications (1.) requiring the 2.5-1 slope be changed to 2 to 1, and (2.) modification from the present 20' grading setback to the setback in place from the master plan. Modifications should be submitted before the Board of Supervisors meeting on April 27, 2026.

On a motion by Jim Craig and seconded by Robert Foltz, the 2 modifications were approved.

On a motion by Robert Downie and seconded by Andy Kennedy, Adams Corners Minor Land Development was approved.

**Tenacity Trail**

***Proposing a five-lot subdivision.***

Bob Melnick, Engineer, represented Ben Tucci to asked for final approval of a five-lot subdivision. Mr. McKinney said the Planning Commission is concerned with the steep slope and having a large expensive fire truck able to respond to an emergency. Mr. McKinney asked if they spoke with the Fire Department about the slope and if there was space for a large fire truck to safely turn around to leave. Mr. Olsen said there is not an ordinance that requires them to widen the road, but he recommends that they do for safety concerns.

Mr. Melnick explained that the road is 22' wide. Mr. McKinney asked them to speak with the Fire Department.

On a motion by Jeff McCormick and seconded by Robert Downie the Tenacity Trail Subdivision is Tabled so the developer can speak with Fire Department about the steep slope.

### **Graham & Knox Subdivision**

#### ***Proposing a minor subdivision.***

Tammy Ranalli was present to ask for final approval for the subdivision. Mr. Harmon asked if a non-conformity block be added to the plan. Ms. Ranalli said she will make the change and submit the plan to Township staff. Mr. Gallagher asked them to meet with the Township Manager or Joe Julian before the Board of Supervisors meeting to be sure all requirements are met.

On a motion by Robert Foltz and seconded by Jim Craig, the minor land development was approved. Robert Downie abstained.

### **SKETCH**

#### ***Sports Complex/Arena***

Andy and Julie Stewart presented their sketch plan for the Galileo Fieldhouse. Mr. Mckinney stated the floodplain is an area of concern. Mr. McCormick asked if the crossing of the creek was a bridge and how would you plan to access the site if the bridge needs repaired. Mr. Craig asked why the Spring Street access was removed from the plans. Dante Cellitti, Project Manager pointed out the lines of the floodplain on the site plan. Mr. Gallagher asked Mr. Cellitti to explain what all the color lines indicate on the site plan. Mr. Olsen said the project is an opportunity to improve the stream and lower the flood risk by removing old sediment and redirecting the water flow. Mr. Celletti asked if they were able to use fill for the parking lot. Mr. Olsen said fill is not allowed in a floodplain. There was a discussion about LOMAR. David Lewandowski, General Contractor, asked if they could give him a timeline for the LOMAR and the Township requirements, an answer was not able to be given. Tina Wilson, 105 Good Luck Lane, asked the size of the building and what sports will be played there. Mr. Cellitti said the building is 90,000 square feet, the entire complex will be approximately 12 acres. The recreational spaces will include lacrosse, field hockey, flag football, basketball, volleyball etc.

### **OTHER**

1. Code Department Permit Report:
  - 26 Building Permits in March that included 10 New Single-Family Dwellings equaling 5.3 million dollars
  - 12 Commercial Permits in March equaling 1.6 million dollars.
2. Summary of Board of Supervisors' Development Action:
  - All projects before the Planning Commission in March were approved by the Supervisors at their last meeting.

### **Draft Ordinances**

1. Change of Use and Application Process
2. Commercial Development Lighting
3. Overlay expansion at intersections

On a motion by Jeff McCormick and seconded by James Craig, the meeting was adjourned, 6:01 p.m. All were in favor.