



PLANNING COMMISSION
Wednesday, June 03, 2026

The regular meeting of the Adams Township Planning Commission was held on Wednesday, June 03, 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, Bob Downie, Jim Craig, Robert Foltz and Andy Kennedy. Also, present were the Township Manager Mike Tylka, Township Engineer Ron Olsen and Secondary Engineer Steve Harmon, Solicitor Sean Gallagher, Code Enforcement Officer Joe Julian, Suzanne Hanovick Community Development Administrator.

APPROVAL OF MINUTES

On a motion by Jim Craig and seconded by Liz McMeekin, the minutes from May 06, 2026, Planning Commission meeting were approved. Six were in favor. Mr. Downie abstained.

On a motion by Jeff McCormick and seconded by Andy Kennedy, the minutes from May 18, 2026, Work Session meeting were approved. All were in favor.

PUBLIC COMMENT

There was no comment.

OLD BUSINESS

Tenacity Trail

Proposing a five-lot subdivision.

Bob Melnick, who is with T3 Global Strategies, Inc. Engineering, was present to represent Tenacity Trails. Mr. Melnick stated they have met the Township Ordinances and is looking for final approval. Mr. McKinney asked Mr. Olsen if they were ready to move forward. Mr. Olsen replied yes.

On a motion by Bob Downie and seconded by Andy Kennedy, Tenacity Trail was given final approval. All were in favor.

Matilda Fields PRD (Final Major)

Proposing 182 Single Family Homes

The Location is off Forsythe Road North of Amherst Village

Mr. McKinney stated the developer asked to be tabled to allow more time for the engineers to review.

On a motion by Jeff McCormick and seconded by Bob Foltz, Matilda Fields was tabled. All were in favor.

NEW BUSINESS

Prazer/Thieleman Crossing Subdivision (Minor Subdivision)

Proposing to Subdivide one lot into three lots

The Location is 271 Myoma Road

Shane Kaclik, who is with Kaclik Builders, was present to represent the Prazer subdivision. He stated this was a simple subdivision and their intention is to subdivide an existing parcel into three lots. Mr. McKinney asked Mr. Harmon if there were outstanding issues. Mr. Harmon stated all comments have been addressed.

On a motion by Bob Foltz and seconded by Jim Craig, Prazer subdivision was approved.
All were in favor.

Trout Subdivision (Minor Subdivision)

Proposing to Subdivide one lot into three lots

The Location is 1405 Three Degree Road

Shane Kaclik, who is with Kaclik Builders, was present to represent the Trout subdivision. He stated this was a simple subdivision of a single lot to create three buildable lots on Three Degree. Mr. McKinney asked Mr. Steve Harmon if there were any outstanding issues. Mr. Harmon stated only a few typos, and he believes they have been corrected. Mr. Kaclik stated they were corrected.

On a motion by Bob Foltz and seconded by Jim Craig, Trout subdivision was approved.
All were in favor.

Brickyard Park Holdings No.4 (Minor Subdivision/Consolidation)

Proposing three parcels into one

The Location is 180 Brickyard Road

Matthew Schmidt, who is with Hampton Technical Associates, Inc, was present to represent Brickyard Park Holdings. He said they are consolidating three parcels into one parcel. Mr. Schmidt stated they have not provided the response letter to the engineer. Mr. McKinney said this is the first time through and the minor subdivision will need to be tabled.

On a motion by Jeff McCormick and seconded by Bob Downie, Brickyard subdivision was tabled.
All were in favor.

Brickyard Park Holdings No.4 (Preliminary/Final Major Land Development)

Proposing a Mixed-Use Development

The Location is 180 Brickyard Road

Matthew Schmidt, who is with Hampton Technical Associates, Inc, was present to represent Brickyard Park Holdings. He explained they were previously approved over five years ago and felt they could get relief since they have started under the previous slope ordinance. Mr. McKinney stated that previous approvals make this complicated. He suggested contacting the staff to work out a solution. Mr. McCormick wanted to know what their plans were for planting. Mr. Schmidt stated they will provide adequate planting for the development.

Mr. Gallagher questioned what use they are proposing in the overlay district. Mr. Gallagher said they would not be able to put five mixed-use buildings on the consolidated lot. He said the apartment buildings would need to be on a separate lot. Mr. McKinney stated there is a lot of homework that needs to be done.

On a motion by Andy Kennedy and seconded by Jeff McCormick, Brickyard major subdivision was tabled.
All were in favor.

Mr. Gallagher stated to make an appointment with staff.

Mr. Gallagher also mentioned everyone needs to pay attention to the review letters from Butler County Planning Commission as they are getting detailed with their comments.

SKETCH

Quincy Heights Retail Space

John Wright, Senior Project Manager with LSSE Civil Engineering and Surveyors, was present to represent Quincy Heights Retail. He stated it would be 100 feet above Route 228 with full connections. He said there will be two buildings, guiderails, and loading zones. Mr. McKinney asked if there would be enough space for a fire truck to make the turns. Mr. Wright stated they will provide an auto turn. Mrs. McMeekin questions regarding the stormwater and retail spaces. There was also a discussion on signage.

Mr. Gallagher stated they would need an updated traffic study. Mr. Wright said no problem. Tina Wilson asked if Roxsan Drive was a new road. Mr. McKinney said it was an existing road in the Township. There was a question about buffer yards. Mr. McKinney stated the Planning Commission and Code Department is working through it.

OTHER

- 1. Buffer-yards**
- 2. Codes Department Permit Report**
- 3. Summary of Board of Supervisors Development Actions**

Draft Ordinances

1. Data Centers
2. Solar
3. Commercial Development Lighting
4. Change of Use and Application Process
5. Overlay expansion at intersections

Adjourn

On a motion by Bob Foltz and seconded by Bob Downie, the meeting was adjourned, 6:05 p.m.

All were in favor.