



PLANNING COMMISSION

Wednesday, July 08, 2026

The regular meeting of the Adams Township Planning Commission was held on Wednesday, July 08, 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, and Robert Foltz. Also, present were the Township Manager Mike Tylka, Township Engineer Rich Craft 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 June 03, 2026, Planning Commission meeting were approved. All were in favor.

PUBLIC COMMENT

There was no comment.

OLD BUSINESS

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 and granted a 90 extension.

On a motion by Jeff McCormick and seconded by Bob Downie, Matilda Fields was tabled and granted a 90-day extension.

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 asking to table the minor subdivision.

On a motion by Liz McMeekin and seconded by Jeff McCormick, 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

He said they are requesting to be tabled.

On a motion by Bob Downie and seconded by Liz McMeekin, Brickyard Holdings final major land development was tabled.

All were in favor.

Mr. McKinney stated since you have submitted a sketch plan, we can move it to discuss it now.

Matthew Schmidt of Hampton Technical Associates, Inc. was present to discuss the sketch plan for Brickyard Park Holdings. He stated the development would consist entirely of apartments and will have four buildings. He explained they will ask for a modification for slopes. Mr. Schmidt said there will be a total of 90 apartments. Mr. Tylka stated they had agreed to sidewalks and had spoken with Mr. Schmidt. Mr. Gallagher questioned if there was access for the emergency vehicles including a fire truck. Mr. Schmidt said there was plenty of room. Mr. Charlie Vrabel, who is the owner, stated it has been over 20 years since his last development. He said the apartments will be affordable and fill a missing housing opportunity in Adams Township.

NEW BUSINESS

447 Route 228 Development (Preliminary/Final)

Proposing an Office and Garage

The location is East of The Mars Middle School

Shane Kaclik was present to represent the 447 Route 228 Development and requested preliminary and final approval.

Mr. Kaclik stated that all review comments had been addressed except for third-party permitting. He explained that the proposal included an office building, garage, and warehouse. Mrs. McMeekin questioned water availability, and Mr. Kaclik said they were currently working with the Municipal Water Authority. Mr. Craft asked whether the Commissioners wanted to waive the traffic study. Mr. Gallagher stated that, as a rule of thumb, a traffic study would not be needed for developments with fewer than 40 parking spaces. Mr. McKinney noted that access to Route 228 would be right-in and right-out only. Mr. McCormick questioned how the number of parking spaces was determined, and Mr. Gallagher said the size and use of the development determines the required number of parking spaces.

On a motion by Bob Downie and seconded by Jim Craig, 447 Route 228 received preliminary and final approval. All in favor.

Quincy Heights Retail Development

Proposing Two Buildings/Restaurant, Retail and Drive-Through

The location is West of Mars Alliance Church North on Route 228

John Wright, Senior Project Manager with LSSE Civil Engineering and Surveyors, was present to represent Quincy Heights Retail Development. He stated the project includes two buildings, guiderails, and loading zones. Mr. McKinney asked whether there would be sufficient space for a fire truck to make the necessary turns, and Mr. Wright stated that an auto-turn analysis would be provided. Mr. McCormick asked about plantings on the slope. Mr. Wright stated that he was not comfortable planting trees because the slope is engineered and stable. There was discussion regarding the type of vegetation that could be planted, including wildflowers. Mr. Moidel of Glimcher Group asked what could be done without obstructing the location. Mr. Gallagher suggested that the applicant meet with staff. There was also discussion regarding directional signs and the locations. Mr. Gallagher recommended tabling the item for the month. Mr. Steve Harmon stated that they had not yet had an opportunity to review the revisions.

On a motion by Jeff McCormick and seconded by Jim Craig, Quincy retail was tabled.

All in favor.

Mr. McKinney stated that there were several items regarding Adams Corners Parcel D2 that needed to be discussed, which had been brought to the Township's attention by Township Engineer Rich Craft.

Mr. McKinney requested a motion to discuss Adams Corners Parcel D2.

On a motion by Bob Downie and seconded by Jeff McCormick, Adams Corners Parcel D2 was approved for discussion.

All were in favor.

Mr. Rich Craft stated the recording plan was submitted two days after the deadline for the recording, requiring Parcel D2 to be reviewed again before moving forward. He said there were a few minor details he wanted to bring to the Commissioners' attention before the plan moved to the Board of Supervisors. Mr. Craft stated that the footprint did not change and that the revisions were minor, including adjustments to roof drains, light fixtures, and sidewalks. Mr. Julian stated that he also reviewed the plans and agreed with Mr. Craft that the changes were minor. Mr. McKinney thanked Mr. Craft for taking the time to review the plans again.

On a motion by Liz McMeekin and seconded by Bob Foltz, Adams Corners Parcel D2 was granted final approval. All were in favor.

Mr. McKinney announced there will be a Work Session on Monday, July 20, 2026, at 4:30P.M.

Adjourn

On a motion by Jim Craig and seconded by Jeff McCormick, the meeting was adjourned, 6:05 p.m.
All were in favor.

OTHER

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

Draft Ordinances

1. Data Centers
2. Solar Power Systems (both large scale and accessory systems)
3. Commercial Development Lighting
4. Change of Use and Application Process
5. Overlay expansion at intersections
6. Power generation plant/systems
7. Last mile fulfillment centers/micro-warehouses
8. Dispensaries