ADAMS TOWNSHIP

Planning Commission
Work Session
August 17, 2026

The Work Session meeting of the Adams Township Planning Commission was held on Monday, August 17, 2026, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 4:30 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 Andy Kennedy. Also, present was Township Manager Mike Tylka, Township Solicitor Sean Gallagher, Township Engineer Ron Olsen, and Suzanne Hanovick Recording Secretary.

CURATIVE AMENDMENT

Data Centers

Mr. Gallagher said the Data Centers are established as Conditional Use in the Industrial District and 228 Overlay Districts. He explained that Data Centers must follow established ordinances and sites over five acres in size must have two means of ingress and egress to public streets are required for emergency services access.

Medical Dispensaries Commercial

Mr. Gallagher stated that Medical Marijuana Dispensaries are heavily regulated by the state. There was a discussion about whether a Conditional Use Hearing would be applicable and if it should be permitted only in the Overlay District. It was mentioned the applicant shall provide documentary evidence of Department of Health authorization to operate at the proposed location.

Last Mile Fulfillment Centers/Micro-Warehouse

Mr. Gallagher stated that this use would not be considered a storefront, but rather a pickup and transfer facility. He explained that it would not include retail sales to the public. The Commission discussed the number of trucks that may be generated daily. He recommended the applicant should submit a Traffic Study. Mr. Tylka suggested the Industrial district for this type of use. Mr. Gallagher stated that further discussion will take place at the next Work Session in September.

Power Generating Plant

Mr. Gallagher explained that power generating plants are fueled by coal, natural gas, or oil. He stated that they would require a Conditional Use Hearing and would be permitted only in the Industrial District. He also noted that public water and sewer would be mandatory, with at least one parking space required per 8,000 square feet. Mr. Gallagher further noted that the minimum lot size should be 30 acres and that a woodland buffer, at least 100 feet deep, should be maintained along all exterior boundaries of the power plant development. He also stated that two means of ingress and egress to public streets would be required for emergency services.

Solar Energy Systems

Mr. Gallagher explained Solar energy system (*accessory)* is established as a permitted use in all zoning districts. He said ground mounted or freestanding Solar Energy Systems with an output size of not greater than 10kw or an amount designed to power the entire parcel where it is situation is greater.
He said Solar energy system *(principal*) is established as a conditional use in the RC, RAM, RAL and Route 228 Overlay District. Further discussion will take place at upcoming meetings.

Mr. Gallagher announced there will be a Work Session on Monday, September 21, 2026, at 4:30 p.m.

ADJOURNMENT

Adjourned, 6:00 p.m.