ADAMS TOWNSHIP
BUTLER COUNTY

PLANNING COMMISSION
Wednesday October 07, 2026

The regular meeting of the Adams Township Planning Commission was held on Wednesday, October 07, 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, Jim Craig, Bob Downie, Robert Foltz and Andy Kennedy. Also, present were, Township Engineers Ron Olsen and Steven Harmon, Solicitor Sean Gallagher, Township Manager Mike Tylka, Code Enforcement Officer Joseph Julian and Suzanne Hanovick recording secretary.

APPROVAL OF MINUTES
On a motion by Jim Craig and seconded by Robert Foltz, the minutes of August 05, 2026, Planning Commission meeting minutes were approved.

On a motion by Bob Downie and seconded by Jeff McCormick, the minutes of August 17, 2026, Planning Commission Work Session meeting minutes were approved.

September 02, 2026, Planning Commission meeting was canceled

On a motion by Jim Craig and seconded by Andy Kennedy, the minutes of September 21, 2026, Planning Commission Work Session meeting minutes were approved.

PUBLIC COMMENT
No comment

OLD BUSINESS
Matilda Fields PRD/Final Major
Proposing 182 single-family homes
Joe Katruska was present to represent the developer. He stated that the development had received tentative approval and that the developer wished to return so the Planning Commission could revisit the proposal and ensure that all questions had been answered. Mr. Katruska stated that there would be two entrances from Forsythe Road and an entrance from Amherst Village. Mr. McKinney stated that the developer would install a fence to protect the farmers and neighborhood children. Mr. Katruska explained the three phases and stated that the stormwater improvements would be completed in Phase One. He added that the development would include a third-order trail and sidewalks.

Mr. Clayton Woodward asked where the development was located. Mr. McKinney stated that it was north of the lake.

Mr. Olsen asked whether the development would be submitted in separate phases or as one complete development for bonding reasons. Mr. Katruska stated that the developer would bond the entire development.

Tim Stack wanted to know what the delay was that took them so long to come back to the Planning Commission. Mr. McKinney responded they have no idea and that is their choice.

On a motion by Jeff McCormick and seconded by Robert Foltz, Matilda Fields was tabled.

Brickyard Holdings No. 4 Minor Subdivision/ Preliminary
Proposing to consolidate three parcels into one parcel.
The Location is180 Brickyard Road

Brickyard Holdings No. 4 Preliminary/Final Major Land Development
Proposing Mixed-Use Development.
The Location is180 Brickyard Road

On a motion by Andy Kennedy and seconded by Bob Downie, Brickyard Holdings No. 4/Minor Subdivision and Brickyard Holdings No.4 Final Major Land Development was tabled under one motion.

All were in favor.

NEW BUSINESS

Austin Plan No. 3 Minor Subdivision/Final

Proposing to subdivide one lot into two lots

The location is off Glade Run Road.

Mr. John Austin was present to represent his minor subdivision. He stated that he was subdividing 1.25 acres for his son. Mr. Harmon stated that several outstanding items needed to be addressed before the subdivision could move forward. Mr. McKinney explained that Hampton Technical needs to communicate with Mr. Austin because the Planners cannot formally approve the minor subdivision until the review is complete.

On a motion by Jeff McCormick and seconded by Jim Craig, Austin Plan No. 3 was tabled. All were in favor.

Adams Ridge Minor Subdivision/Final

Proposing to subdivide one lot into two buildable lots

The location is at the eastern end of Kaufman Run Road.

Anthony Depretis was present to discuss his subdivision. He explained that the property was located behind Adams Ridge. He stated that the four-acre parcel would be subdivided into two lots. Mr. Depretis explained that the two new estate lots would not be part of the Adams Ridge HOA. He said that the Butler County Planning Commission would conduct its review on October 21, 2026. Mr. Harmon stated that outstanding comments needed to be addressed with a response letter before the application could move forward.

On a motion by Robert Foltz and seconded by Bob Downing, the Adams Ridge Minor Subdivision was tabled. All were in favor.

Thieleman Crossing Minor Subdivision/Final

Proposing to revise three existing lot lines

The location is off Myoma Road.

Mr. Joe Julian spoke on behalf of the developer and stated that the lot lines of three parcels, each containing an existing structure, would be adjusted.

On a motion by Jim Craig and seconded by Bob Downie, Thieleman Crossing was approved. All were in favor.

Volkar Minor Subdivision/Final

Proposing to subdivide one lot into two lots

The location is 211 Huch Road, Valencia.

Mr. John Volkar was present to discuss his minor subdivision. He stated that the property was a 12-acre parcel that he wished to subdivide into two six-acre parcels. Mr. McKinney stated that a 50-foot easement would be required. Mr. Harmon stated since the plans just came in today, they would need to be reviewed. Mr. Gallagher advised Mr. Volkar to ensure that his engineer followed the Private Road Ordinance. Mr. Gallagher told Mr. Volkar to ask for a modification and see if the Planners will accept it.

On a motion by Andy Kennedy and seconded by Bob Downie, the Volkar Minor Subdivision was tabled. All were in favor.

OTHER

The Codes Department Report was presented by Joe Julian, Code Enforcement Officer. A total of 51 permits were issued, with total fees of $32,260.00. The total value was $4,915,311.00.

Curative Amendment

Mr. Gallagher stated that the goal was for the Planning Commission to approve the draft ordinances for public posting.

On a motion by Jim Craig and seconded by Jeff McCormick, the Curative Amendments were approved for posting on the website.

All were in favor.

Draft Ordinances

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

Adjourn

On a motion by Jeff McCormick and seconded by Bob Foltz, the meeting was adjourned,5:45 p.m.

All were in favor.