



ADAMS COUNTY PLANNING COMMISSION



Adams County Agricultural &
Natural Resources Center
670 Old Harrisburg Road
Gettysburg, Pennsylvania 17325

MEETING AGENDA

**May 15, 2024
7:00 PM**

Call-in Information:

Dial: 717-337-5701

Meeting Number: 8608#

Attendee Number: 1234#

Please Follow Prompts



- 1) Attendance
- 2) Adoption of Agenda
- 3) Minutes from Previous Meeting
 - March 20, 2024
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Agricultural Security Area Addition - Union Township
- 6) County Zoning
 - Special Exception - Menallen Township
- 7) Member Comments
- 8) Adjourn

Next Meeting: April 17, 2024



ADAMS COUNTY PLANNING COMMISSION

Adams County Agricultural &
Natural Resources Center
670 Old Harrisburg Road
Gettysburg, Pennsylvania 17325

MEETING MINUTES

March 20, 2024

1) Attendance:

Members - John Lerew, Mel Lebo, Skip Strayer, Tom Streiff, Dave Arndt, Bill Smith, Jim Morhaleck, Rick Crouse

Staff - Jenna Smith

2) Adoption of Agenda: Mr. Lebo made a motion to adopt the agenda. The motion was seconded by Mr. Strayer and passed unanimously.

3) Minutes from February 21, 2024 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: Nine SLD plans were submitted in February 2024, 2 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Charles & Lynn Skopic, Cumberland Twp. – Residential subdivision on property with LCAC easement
- The Crossings, Cumberland Twp. – Single family residential development with 154 units
- Raven Rock Mountain Complex, Liberty Twp. – Construction of public works support facility and consolidated maintenance complex
- Fairfield Commons, Fairfield Boro. – Amended plan for duplex units updating building footprints and sidewalks
- Goldenwood, Liberty Twp. – Construction of two new kennel buildings, office, and turf play areas at existing dog kennel facility

67/68 Submissions: Three 67/68 land use consistency reviews were submitted in February 2024, including:

- 5955 Hanover Rd, Conewago Twp. – NPDES General Permit
- Gettysburg Bible Baptist, Straban Twp. - NPDES Stormwater/Construction
- Gettysburg Plant Building Expansion, Straban Township - NPDES Stormwater/Construction



ADAMS COUNTY PLANNING COMMISSION

Municipal/Misc. Reviews: Six municipal reviews and Comprehensive Plans/Misc. were submitted in February 2024, including:

- Oxford Twp. - Zoning ordinance amendment to add standards for “Continuing Care Retirement Community” uses
- Cumberland Twp. -
 - Zoning ordinance amendment to change minimum permitted tract size for “Planned Use Development”
 - SALDO amendment to allow development under certain square footage of impervious coverage to forgo the submission of a land development plan
- Butler Twp. - Zoning Ordinance amendments addressing schools and a zoning map amendment
- Mt. Joy Twp. - Zoning ordinance amendment to remove standards allowing for time extension for solar energy facilities approved through the conditional use process
- Berwick Twp. - Zoning ordinance amendment updating definitions for keeping of large animals and revising dimensional standards in the Highway Commercial District.

6) Staff Reports

Huntington Township Agricultural Security Area Addition

Huntington Township has submitted one parcel at 300 Mud Run Road for addition to their Agricultural Security Area. Staff recommends that the Adams County Planning Commission recommend that the Huntington Township Supervisors approve the proposed addition to the Huntington Township ASA.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Huntington Township Supervisors approve the addition to their ASA. The motion was seconded by Mr. Streiff and passed unanimously.

2023 Annual Report

Ms. Smith discussed the department’s 2023 Annual Report, focusing discussion on review and Construction permit data collected throughout the year. Many of the major projects undertaken by staff in 2023 were a continuation from those started in 2022.

7) Member Comments: None

8) Adjournment: 8:02 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March SLD Report 2023

Month Submitted	March
Year	2024

File Number	SLD-21-069	SLD-24-016	SLD-24-017	SLD-24-018
Title	Sutton Run Estates	Adams Miller Buohl Solar Properties	Adams Miller Solar Development	Richard Allen Harley
Plan Type	Residential	Infrastructure	Infrastructure	Residential
Resubmission	YES	NO	NO	NO
Municipality	Abbottstown	Straban	Straban	Huntington
Location	Sutton Rd	30 Miller Rd	2145 Old Harrisburg Rd	8292 Carlisle Pike
Parcel ID	01005-0012---000	09F11-0081---000	38G10-0039---000	22I04-0120---000
School Dist	CVSD	GASD	GASD	BSSD
Zoning	LDR/R-2	R-1	MU-2	AC/CI
Total Site Ac.	34	122.99	156.463	29.24
Ac Converted	34	12	22	1.75
Lot Addition Plan	YES			
New Res Lots/ Units	58	0	0	0
Ac Res Lots/ Units	24.000	0.000	0.000	0.000
Non-Res Ac. Devpt		12	22	
Building Sq Ft	0	0	0	0
Ac. New Parking				
Description	Resubmission of Lot consolidation of three adjacent lots, 58 proposed single-family residential lots, 3 SWM lots, and internal road network	Utility scale solar project	Utility scale solar project	Lot addition of 1.75 acres to adjoining lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-24-019	SLD-24-020	SLD-24-021	SLD-24-022
Title	American Battlefield Trust	Blue Ridge Sportsmen's Association	Table Rock Terrace	Wagner-Griffie
Plan Type	Institutional	Commercial	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Cumberland	Hamiltonban	Cumberland	Latimore
Location	1182 Baltimore Pike	3030 Waynesboro Pike	Table Rock Rd	Latimore Valley Rd
Parcel ID	09F14-0039---000	25A17-0072---000	09F12-0051A--000	23J04-0007E--000
School Dist	GASD	FASD	GASD	BSSD
Zoning	VMX	R-2	MX	AC I
Total Site Ac.	6.25	11.5	14.378	52.739
Ac Converted	5.72	11.5	7.178	52.739
Lot Addition Plan	YES			YES
New Res Lots/ Units	0	0	53	0
Ac Res Lots/ Units	0.000	0.000	0.920	0.000
Non-Res Ac. Devpt				
Building Sq Ft	0	0	0	0
Ac. New Parking				
Description	Lot addition of ~6 acres to GNMP	Proposal for private, members only campground with 28 campsites	Proposed townhouse development with open space and flexible recreation area	Division of 53 acre parcel in half to be conveyed to two adjacent properties

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-24-023	SLD-24-024
Title	Ray Marshall	Petrus Holdings - Fitz/Strausbaugh
Plan Type	Residential	Agricultural
Resubmission	NO	NO
Municipality	Oxford	Hamiltonban
Location	2154 Carlisle Pike	2435 Cold Springs Rd
Parcel ID	35K12-0070D--000	18B13-0034---000
School Dist	CVSD	FASD
Zoning	I	A/R-1
Total Site Ac.	89.565	633.892
Ac Converted	0.2689	633.892
Lot Addition Plan	YES	YES
New Res Lots/ Units	0	0
Ac Res Lots/ Units	0.000	0.000
Non-Res Ac. Devpt		
Building Sq Ft	0	0
Ac. New Parking		
Description	Lot additionto .08 acre residential lot	Multiple lot additions/subdivisions of abandoned orchard property amongst three property owners

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

April SLD Report 2023

Month Submitted	April
Year	2024

File Number	SLD-21-006	SLD-23-102	SLD-24-025	SLD-24-026
Title	Granite Lake	Tony & Stacy Fetters	Dean Shank	Personal Care Facility at Cross Keys Village
Plan Type	Residential	Residential	Agricultural	Mixed Use
Resubmission	YES	YES	NO	NO
Municipality	Straban	Menallen	Reading	Oxford
Location	250 Natural Springs Rd	112 Cottage Hill Rd	160 Big Rock Rd	2940 Carlisle Pike
Parcel ID	38G13-0007---000	29F04-0057---000	36K06-0002---000	35K11-0039---000
School Dist	GASD	UASD	BSSD	CVSD
Zoning	R-1	LC	LC	C/HR
Total Site Ac.	142.668	157.021	93.247	329.913
Ac Converted	58.78	1.881	11	170.151
Lot Addition Plan				YES
New Res Lots/ Units	265	1	0	0
Ac Res Lots/ Units	35.767	1.881	0.000	0.000
Non-Res Ac. Devpt				3.7
Building Sq Ft		0	0	35140
Ac. New Parking				0.519
Description	Proposed development of 189 single-family residences and 76 townhomes with associated open space/parks and other necessary infrastructure	Proposed subdivision for single-family residence and garage	Subdivision of 11 acre ag lot form larger ag lot	Lot addition plan and proposed personal care facility

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

April

File Number	SLD-24-027	SLD-24-028	SLD-24-029	SLD-24-030
Title	Vince Lobaugh	Gettys Golf LLC	Agricultural Commodities, Inc.	George Allen Basehoar Revocable Trust
Plan Type	Agricultural	Commercial	Industrial	Infrastructure
Resubmission	NO	NO	NO	NO
Municipality	Huntington	Gettysburg	Straban	Union
Location	1253 Cranberry Road	533 Steinwehr Ave	1609 Granite Station Rd	Basehoar Rd
Parcel ID	22H05-0012---000	16015-0013---000	38H11-0044---000	41J16-0010A--000
School Dist	BSSD	GASD	GASD	LASD
Zoning	AC	TC	EC-2	AG
Total Site Ac.	88.491	0.94	0.86	100.941
Ac Converted	29.7695	0.94	0.86	4.399
Lot Addition Plan				
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt		0.94		
Building Sq Ft	0	400	0	0
Ac. New Parking		0.073	0.069	
Description	Subdivision of ag lot into 3 smaller ag lots	Proposed mini golf course with clubhouse and small parking lot	Proposed parking lot for industrial facility	Proposed lot next to existing transmission line for public utility purposes

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

April

File Number	SLD-24-031	SLD-17-023	SLD-24-032	SLD-24-033
Title	Hillandale Pullet site 2 Manure Stacking Building	Gettysburg Shopping Center Lot 2	Patirck and Rita Boland	O'Malley Lumber
Plan Type	Agricultural	Commercial	Residential	Industrial
Resubmission	NO	YES	NO	NO
Municipality	Tyrone	Straban	Reading	Latimore
Location	2061 Red Bridge Rd	1530 York Rd	Nell Rd	Carlisle Pike
Parcel ID	40I08-0008---000	38G12-0049---000	36K05-0017C--000	23I04-0126B--000
School Dist	CVSD	GASD	BSSD	BSSD
Zoning	AP-2	EC-1	AC	CI
Total Site Ac.	13.21	31.069	23	19.893
Ac Converted	0.441	2.5	0.17	4
Lot Addition Plan				
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt		2.5		4
Building Sq Ft	19200	11142	0	27000
Ac. New Parking		0.257		
Description	Demolition of existing poultry barns to be replaced by a single manure stacking buildng	Additional standalone retail facility with 2 drive thru lanes	Construction of single family dwelling and accessory pole building	Construction of lumber yard building, improve existing driveway

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

April

File Number	SLD-24-034	SLD-24-035
Title	224 East King St	Smoker
Plan Type	Industrial	Agricultural
Resubmission	NO	NO
Municipality	East Berlin	Mt. Joy
Location	224 East King St	217 Mud College Rd
Parcel ID	10005-0010---000	30H16-0094---000
School Dist	BSSD	LASD
Zoning	MU	AC
Total Site Ac.	30.67	70.067
Ac Converted	1.579	0.959
Lot Addition Plan		
New Res Lots/ Units	0	0
Ac Res Lots/ Units	0.000	0.000
Non-Res Ac. Devpt	1.579	
Building Sq Ft	68800	12800
Ac. New Parking		
Description	Proposed building addition to existing facility and removal of some existing parking	Two proposed high tunnel greenhouse buildings

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-24-008	Zook Family Farm	3/7/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Franklin

File Number	Applicant	Date Submitted
Act67/68-24-008	Jeff & Deb Seibert	3/15/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Reading

File Number	Applicant	Date Submitted
Act67/68-24-009	Michaux State Forest Grave Ridge Trail	3/15/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Menallen

File Number	Applicant	Date Submitted
Act67/68-24-010	Hillandale Gettysburg LP	4/2/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Tyrone

File Number	Applicant	Date Submitted
Act67/68-24-011	The Brethren Home Personal Care Facility	4/3/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Oxford

File Number	Applicant	Date Submitted
Act67/68-24-013	Mayberry at Mason Dixon	4/11/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Littlestown

File Number	Applicant	Date Submitted
ACT67/68-24-014	Replace high Pressure Gas line	4/29/2024
Permit Type		Municipality
NPDES General Permit		Gettysburg

File Number	Ordinance	Municipality	Date Submitted
ORD-24-008	Zoning Ordinance	Mt Pleasant	3/4/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Salem United Methodist Church

File Number	Ordinance	Municipality	Date Submitted
ORD-24-010	Zoning Ordinance	Gettysburg Boro	3/6/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Library use to INS-1 zoning dist

File Number	Ordinance	Municipality	Date Submitted
ORD-24-009	Zoning Ordinance	Union Twp	3/7/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: 2024 Various ZOA updates

File Number	Ordinance	Municipality	Date Submitted
ORD-24-011	SALDO	Germany Twp	3/20/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: SALDO submission requirements

File Number	Ordinance	Municipality	Date Submitted
ORD-24-012	Zoning Ordinance	Mt Joy	4/4/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Maintenance of On-Lot Sewage Disposal Sys

File Number	Ordinance	Municipality	Date Submitted
ORD-24-014	Zoning Ordinance	Carroll Valley Boro	4/12/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: TDRO overlay

File Number	Ordinance	Municipality	Date Submitted
ORD-24-013	Zoning Ordinance	Cumberland Twp	4/12/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Neighborhood Mult-Family Overlay

File Number	Ordinance	Municipality	Date Submitted
ORD-24-015	Zoning Ordinance	Berwick Twp	4/19/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Misc Updates			



ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

Date: May 6, 2024
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Union Township ASA – Addition

In accordance with Section 905(d)(2) of the Agricultural Security Area Law, the Adams County Planning Commission is provided with the opportunity to review and provide recommendations on proposed Agricultural Security Areas (ASA's), ASA additions, and modifications.

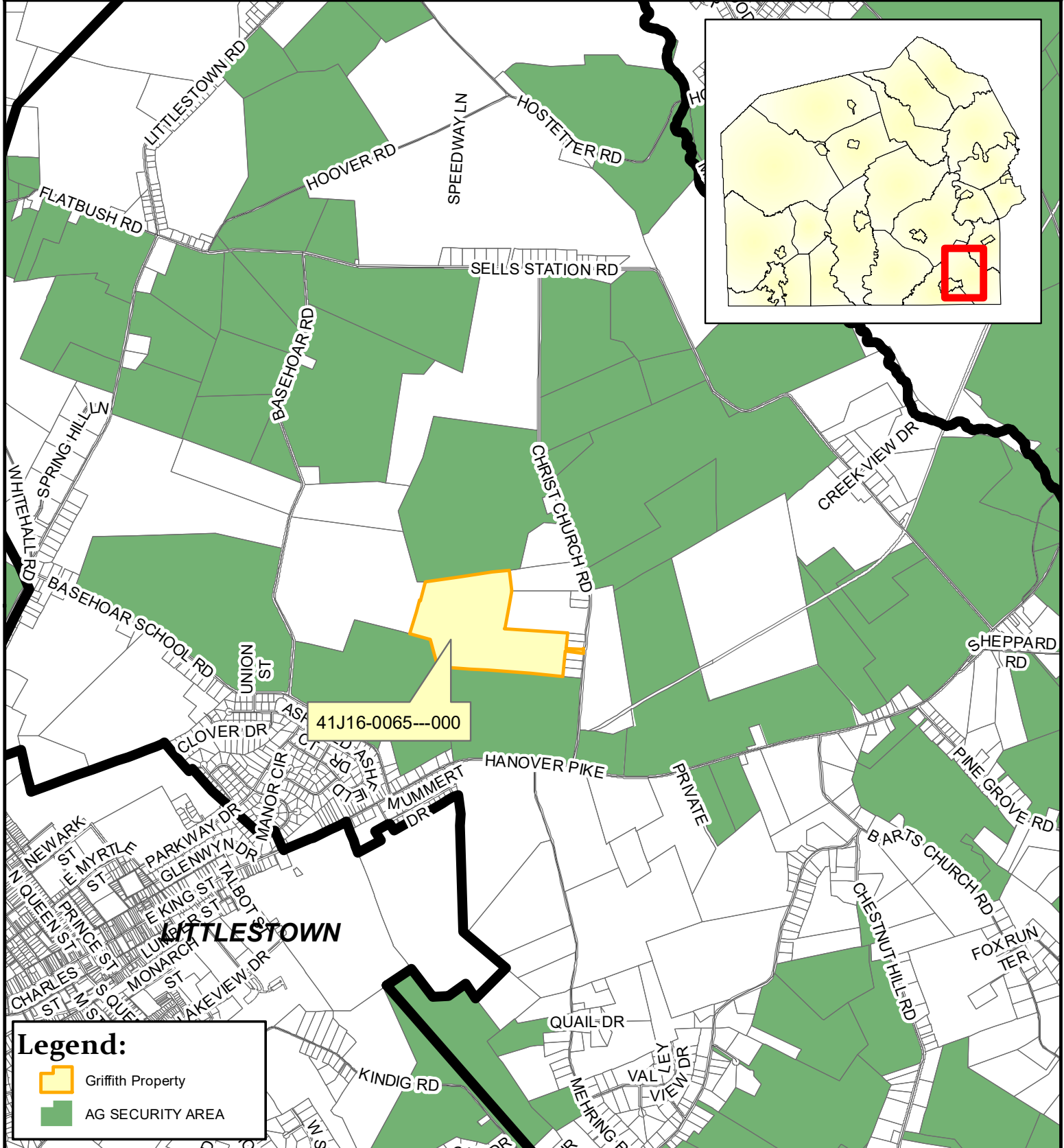
Union Township has submitted one parcel for addition to their Union Township Agricultural Security Area:

Griffith Family Farms LLC

- Property Location: Christ Church Road (no buildings) (41J16-0065---000) -73.32 acres
- Zoning: Agricultural (Union Twp Zoning Ordinance) – Effective Ag Zoning
- Municipal Comprehensive Plan Future Land Use Designation:
Rural Conservation – Agriculture – Southeast Adams Joint Comp Plan
- County Comprehensive Plan Land Use Plan Designation: 100% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density*
- 96% of the property is underlain by prime agricultural soils
- 100% of the property is underlain by Soil Conservation Service Capability Classes II, III, and IV.
- 100% of the property is tillable land
- This property is actively being farmed by Arentz Family LP. The Arentz Family LP owns over 916 acres and rents an additional 2,363 acres in the region, and is one of the main suppliers of hay, straw and grain to the Hanover Shoe farms.

• **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve the proposed addition to the Union Township ASA.

UNION TOWNSHIP ASA ADDITION



Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | 05.06.2024 MAC

This map is for illustration purposes only. Adams County Office of Planning & Development does not assume any responsibility for the information presented on this map.

UNION TOWNSHIP ADAMS COUNTY, PA



Miles

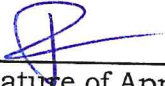
0 0.25 0.5

**APPLICATION FOR HEARING
BEFORE THE ADAMS COUNTY ZONING HEARING BOARD**

A. IDENTIFICATION

- | | <u>Name</u> | <u>Address</u> | <u>Telephone No.</u> |
|----------------|------------------------|------------------------------|----------------------|
| 1. Applicant: | <u>Sai Ram 61 LLC.</u> | <u>12 Victor Drive</u> | <u>201-238-1926</u> |
| 2. Land Owner: | <u>Same as above</u> | <u>Biglerville, PA 17307</u> | |

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his or her authorized agent:


 Signature of Applicant

April 25, 2024
 Date of Application

B. TYPE OF REQUEST

1. Special Exception X
2. Variance _____
3. Appeal From Action of Zoning Officer _____
4. Other, Please Explain _____

C. BRIEF DESCRIPTION OF REQUEST

D. PROPERTY INFORMATION

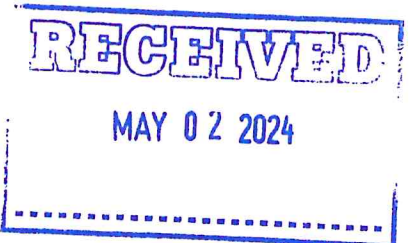
1. Property Location: 2210 Carlisle Road, Aspers PA 17304
2. Date Purchased: 3/8/2024
3. Present Use: Restaurant
4. Proposed Use: Convenience store
5. Lot Area (Square Feet): .82 Ac (35,719)
6. Lot Width: 202.74
7. Lot Depth: 192.63
8. Proposed Sign Dimensions, If Applicable: Existing Sign frame to remain

NOTE: Attach Survey, Legal Description, Architectural Rendering or Site Plan, if appropriate or required by the Zoning Ordinance.

E. REQUEST FOR SPECIAL EXCEPTION

The proposed use is determined to be consistent/inconsistent with the standards required by the Zoning Ordinance in Section 801 of the Adams County Zoning Ordinance.

1302.B ²⁰³
5/10/24



F. REQUEST FOR VARIANCE(S)

Explain how your request conforms to the following requirements:

1. The Applicant believes that a variance should be granted because he or she is unable to make reasonable use of his or her property for the following reasons: _____

2. For the following reasons the proposed variance is the minimal variance required: _____

3. That there are exceptional circumstances or conditions that apply to the property, or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood: _____

4. That, because of the following unique circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance: _____

G. OFFICIAL USE ONLY

Case No. _____ of 20 _____

Application Submitted: _____

Hearing Notice Mailed to Applicant: _____

Hearing Notice Mailed to Municipal Secretary: _____

Public Notice Published: _____

Tract Posted: _____

Hearing Held: _____

Decision Issued: _____

Notification of Decision Mailed: _____

Fee Paid: _____

Action Taken: _____

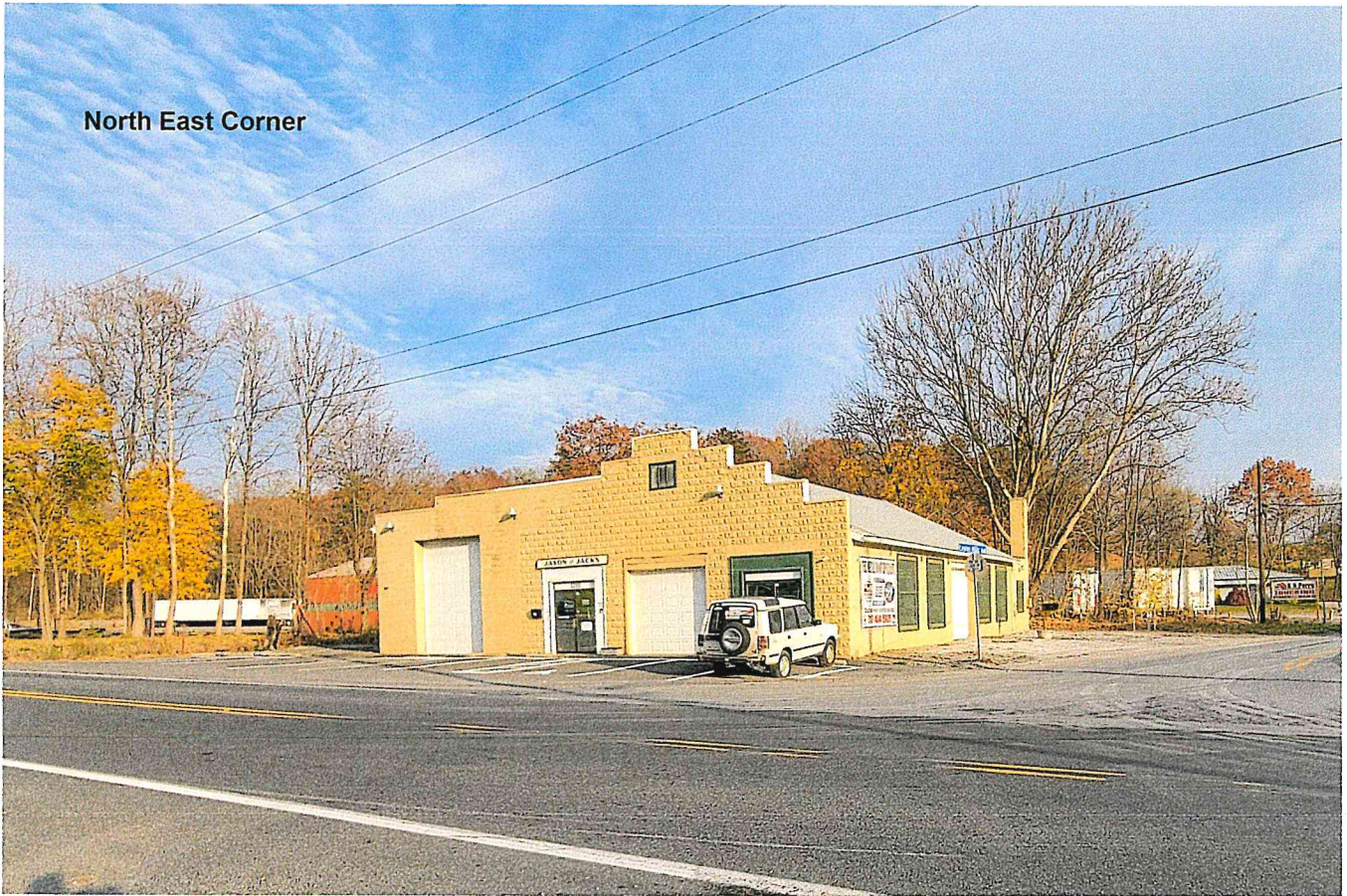
Comments: _____

Brief Description of Request:

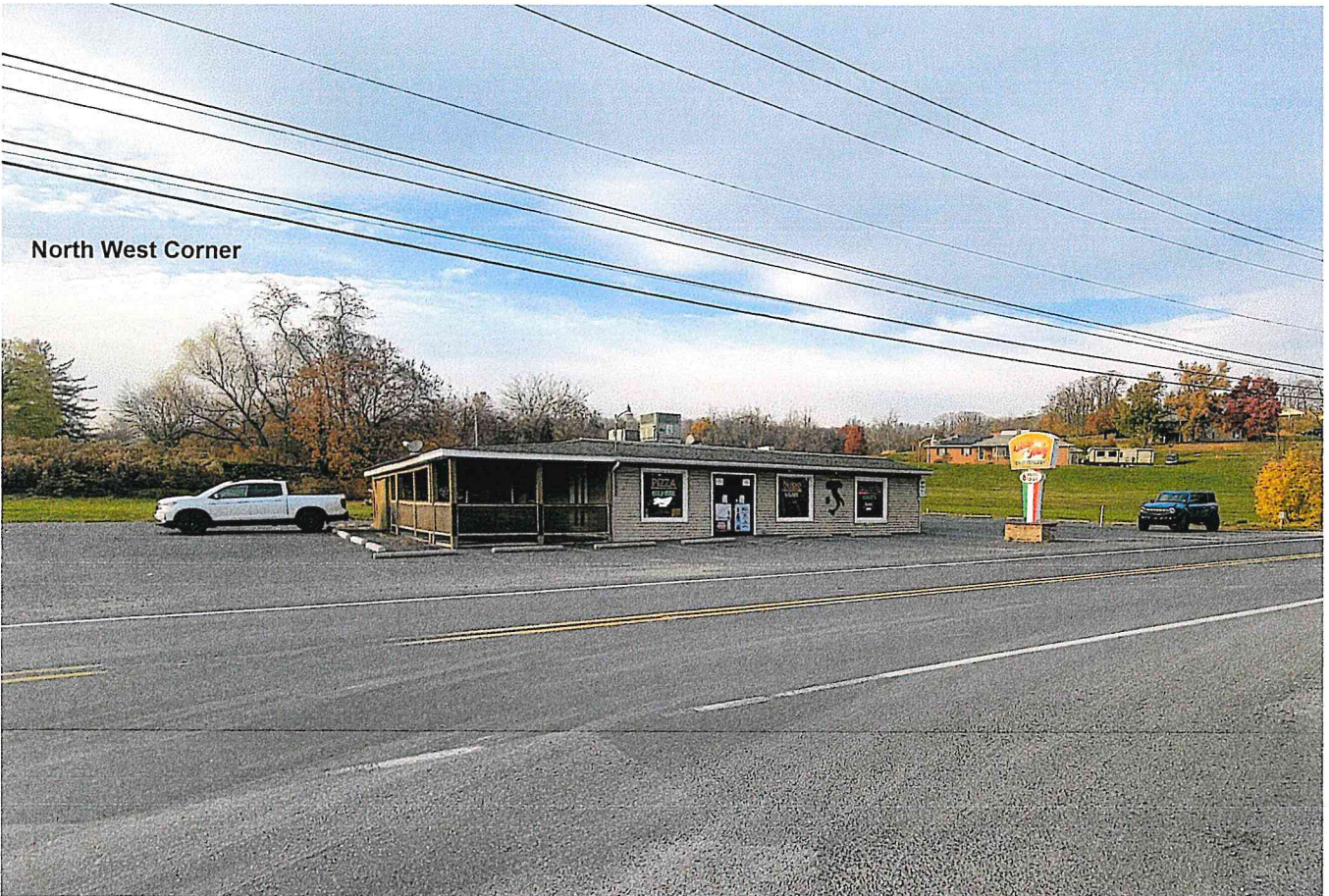
We are requesting a special exception for the property located at 2210 Carlisle Road, Aspers, PA 17304. We are seeking zoning approval to use the property as convenience store. We are asking for permission to go from the existing non conforming use (restaurant) and change to another non conforming use (retail Use - convenience store). The property is zoned residential but has been operating as a restaurant for 20+ years as a commercial use. This property is not ideal for residential use with the surrounding properties in the Employment Center district and it's proximity to this intersection.

The proposed convenience store would be suitable for this location and would help to serve the businesses and residents of the community.

North East Corner



North West Corner



South East Corner
Building 2



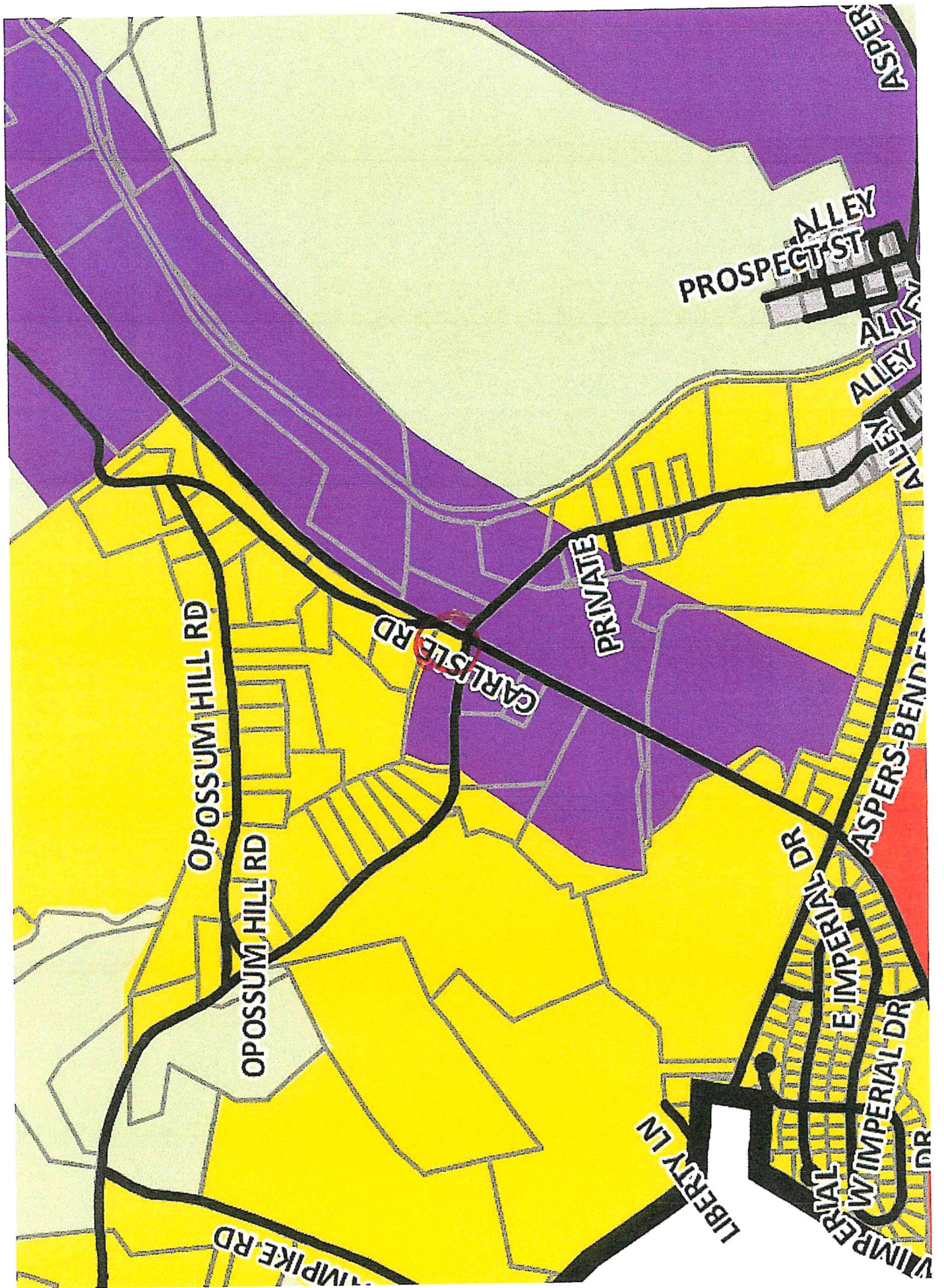
South East Corner
Building 1



South West Corner







ASPER

PROSPEKT ST
ALLEY

ALLEY
ALLEY
ALLEY

PRIVATE

CARLISLE RD

OPOSSUM HILL RD

OPOSSUM HILL RD

ASPERS-BENDER DR

E IMPERIAL DR

W IMPERIAL DR

LIBERTY LN

AMPIKE RD

ORDINANCE NO. __ OF 2024
AN ORDINANCE OF THE COUNTY OF ADAMS
COMMONWEALTH OF PENNSYLVANIA, AMENDING AND SUPPLEMENTING
THE ADAMS COUNTY ZONING ORDINANCE
(ORDINANCE NO. 2 OF 1990, AS REENACTED AND AMENDED)

BE IT ENACTED AND ORDAINED by the County of Adams Pennsylvania, by the Adams County Board of Commissioners, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION I: Text Amendment

Section 1303.B of the Adams County Zoning Ordinance (Ordinance No. 2 of 1990, as reenacted and amended) is hereby amended to read as follows.

B. Change from One Nonconforming Use to Another Nonconforming Use: The Zoning Hearing Board may authorize, as a Special Exception, a change of an existing nonconforming use of a property to a different nonconforming use. Such a change shall be subject to the following standards.

1. The applicant shall demonstrate that the nonconforming use cannot, due to existing conditions of the site or of the building(s) on the site, be reasonably expected to be changed to a permitted use of the zoning district in which the nonconforming use is located.
2. The applicant shall demonstrate that the proposed use will have less than or equal impact with regard to the following measures.
 - a. Traffic: The volume of traffic shall not require higher volume access or additional traffic control measures such as turning lanes or traffic signals.
 - b. Environmental: The extent of noise, smoke, dust, fumes, vapors, gases, heat, odor, glare (including but not limited to site illumination), and vibration for the proposed use shall be less than or equal to that of the existing use.
 - c. Outdoor Storage / Display: The extent of outdoor storage or display of items for sale or items associated with the conduct of the proposed use shall be less than or equal to that of the existing use.
 - d. Solid Waste: The volume of solid waste associated with the proposed use shall be less than or equal to that of the existing use.
3. Development Standards: The proposed use shall comply with the following development standards that are normally applied to said use in the zoning district where said use is normally authorized by right. Where the proposed use is not permitted by

right in any zoning district, or where the permitted use is permitted by right in more than one (1) zoning district, the proposed use shall comply with the following development standards applied to uses in the zoning district that share the most similar character to the proposed use, as determined by the Zoning Hearing Board.

- a. Parking. Where parking spaces must be added to the site to meet the minimum parking space requirement for the proposed use as established in Section 1201, all parking shall be provided in accordance with the location, design, and related requirements of Section 1203.
- b. Loading. Where loading spaces must be added to the site to meet the minimum loading space requirement for the proposed use as established in Section 1204, all loading spaces shall be provided in accordance with the location, design, and related requirements of Section 1204.
- c. Landscaping. The property shall be landscaped in accordance with the standards applied to the use in the zoning district where such use is normally authorized.
- d. Signs. The property shall comply with the sign regulations of the zoning district where such use is normally authorized.

SECTION II: Effective Date

This Ordinance (Ordinance No. ___ of 2024) shall be effective on _____, 2024.

IN WITNESS WHEREOF, the present Ordinance has been duly enacted, and ordained this ___ day of _____, 2024.

**COUNTY OF ADAMS, PENNSYLVANIA
ADAMS COUNTY COMMISSIONERS**

ATTEST

BY: _____
Randy L. Phiel, Chairman

(SEAL) _____
Paula V. Neiman
Chief Clerk

James E. Martin, Vice-Chairman

Marty Karsteter Qually, Commissioner



PA Office
2 East Market Street
Suite 2
York, PA 17401-1206
T: (717) 846-4660

Consulting Engineers and Planners
www.consulttrg.com

MD Office
901 Dulaney Valley Road
Suite 805
Towson, MD 21204-2624
T: (443) 275-2344

April 23, 2024

Mr. Brandon Guiher
KPI Technology
143 Carlisle Street
Gettysburg, PA 17325

**Re: Proposed 2210 Carlisle Road Redevelopment
Trip Generation Estimate
Menallen Township, Adams County
TRG Project No. 286.014.24**

Dear Mr. Guiher:

As requested, Transportation Resource Group, Inc., has prepared a trip generation analysis for the proposed 2210 Carlisle Road Redevelopment located in Menallen Township, Adams County. This letter will summarize the trip generation analysis for the proposed facility.

Proposed Development

Currently on site is the Little Italy Family Restaurant that recently closed. The existing building is approximately 2,225 square feet with an outdoor seating area. The restaurant was not open during the morning hours (6 – 9 AM). Access to the site is currently provided by wide uncontrolled access to Carlisle Road (SR 0034) and Gablers Road.

It is proposed to remodel only the inside of the existing building to provide a small convenience store. The existing store size will remain the same with approximately 1,600 square feet being used for public space and the rest for storage/general operation. No changes are proposed to the existing accesses to Carlisle Road (SR 0034) or Gablers Road.

Trip Generation

The level of traffic likely to be generated by the proposed facility has been estimated using the procedures in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Ed.).

Since the building was occupied by the Little Italy Family Restaurant, a comparison was evaluated to determine the additional site trips that the proposed remodel would generate. Land Use Code 930 (Fast Casual Restaurant) was used for the previous land use and Land Use Code 851 (Convenience Store) was used for the proposed land use. The square footage was utilized as the independent variable.

Table 1: Estimated Trip Generation – 2210 Carlisle Road Redevelopment

Land Use (Code)	Type	AM Peak Hour			PM Peak Hour			ADT
		Enter	Exit	Total	Enter	Exit	Total	
Little Italy Family Restaurant (Previous Use) (930)	New	2	1	3	15	13	28	216
Convenience Store (Proposed Use) (851)	New	70	69	139	56	54	110	1,700
Difference	New	+68	+68	+136	+41	+41	+82	1,484

As Table 1 shows , the proposed convenience store will generate more traffic than the previous land use (restaurant). The proposed convenience store will be more of a Ma/Pa type convenience store and is not anticipated to generate the amount of traffic that ITE Trip Generation estimates. Details of the trip generation are attached.

If you have any further questions, or if I can be of further assistance, please do not hesitate to contact me.

Very truly yours,
Transportation Resource Group, Inc.



Daniel J. Thornton, P.E.
 Senior Associate

DJT/vaw
 Attachment

Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

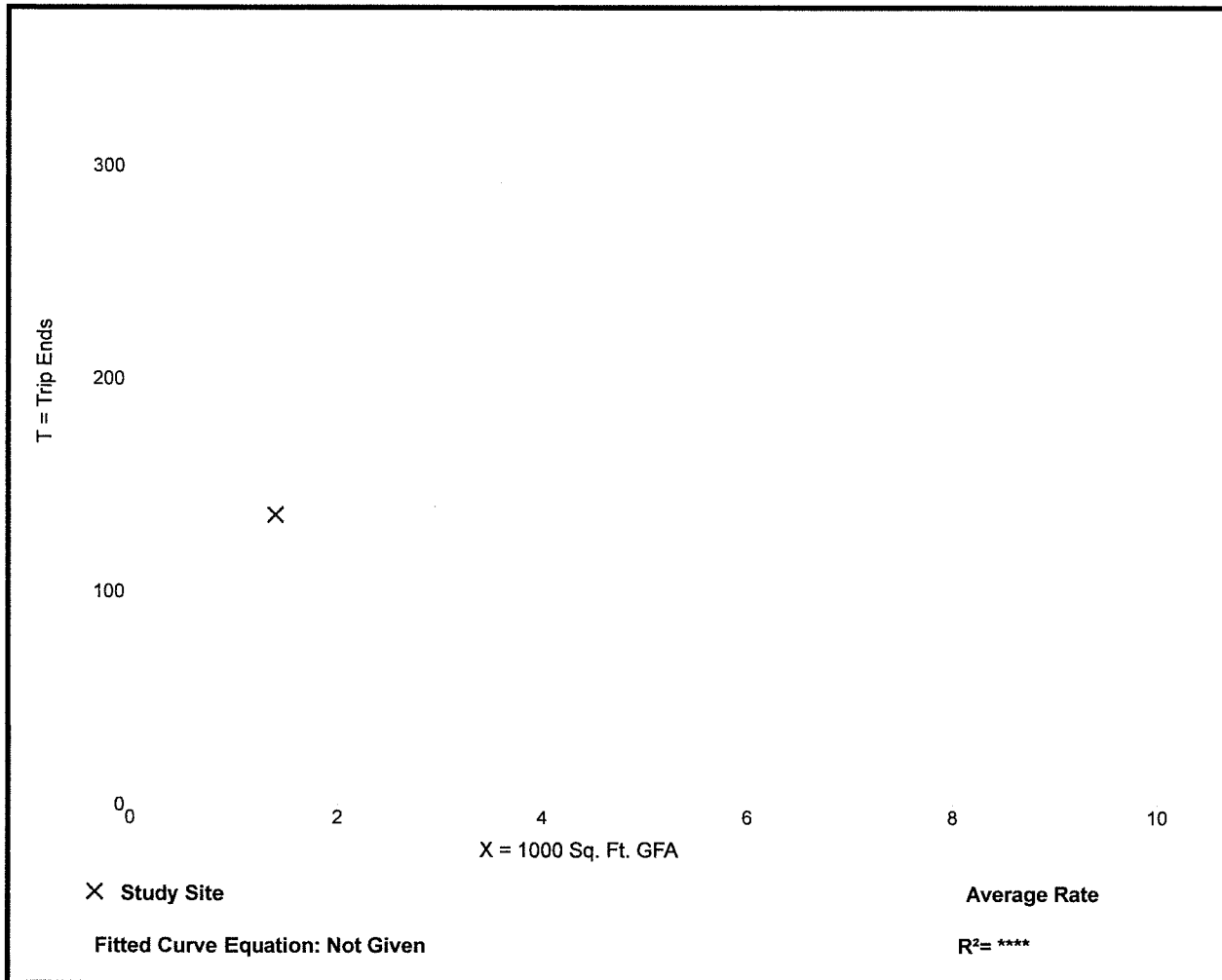
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
97.14	97.14 - 97.14	*

Data Plot and Equation

Caution – Small Sample Size



Fast Casual Restaurant (930)

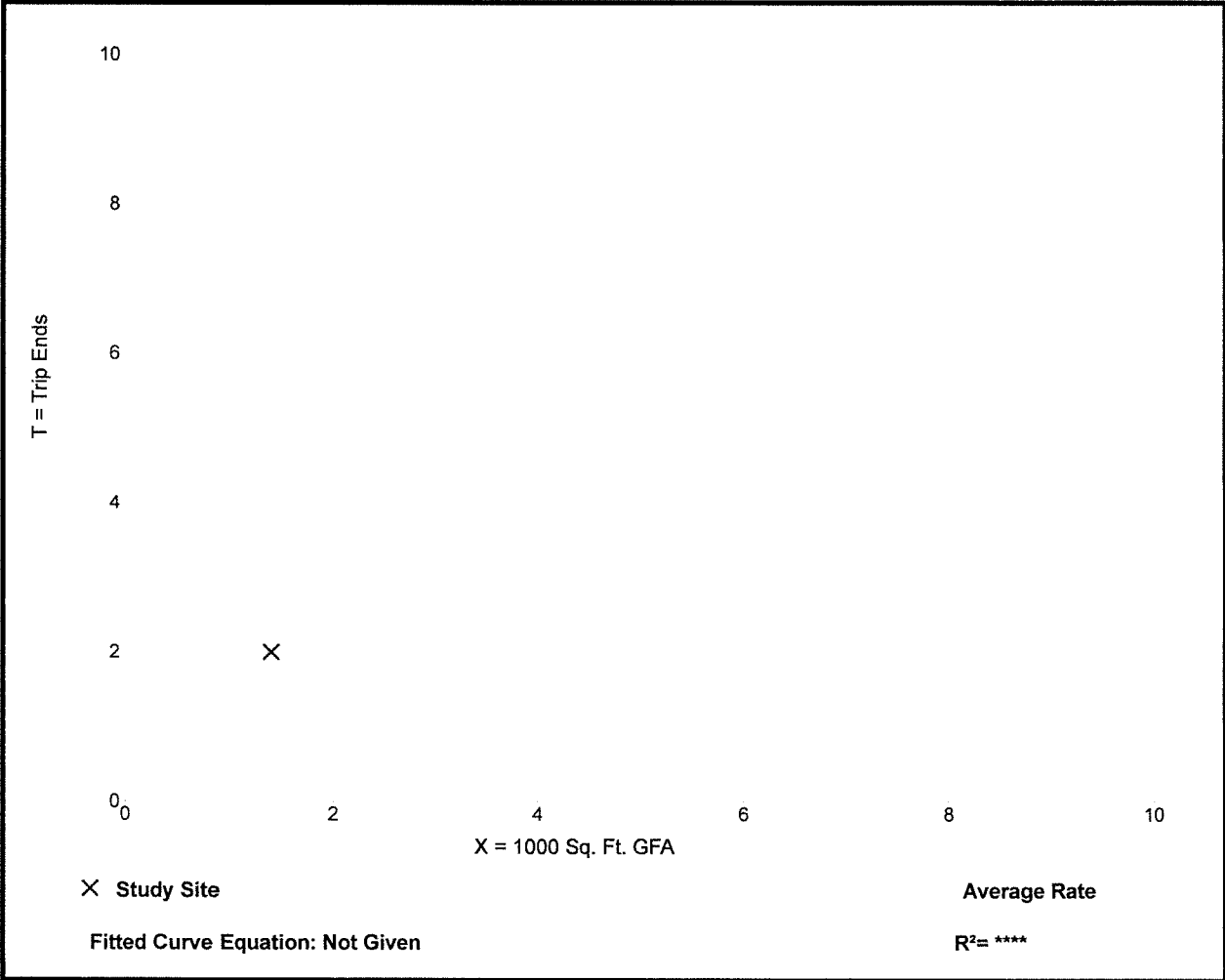
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 1
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.43	1.43 - 1.43	*

Data Plot and Equation

Caution – Small Sample Size



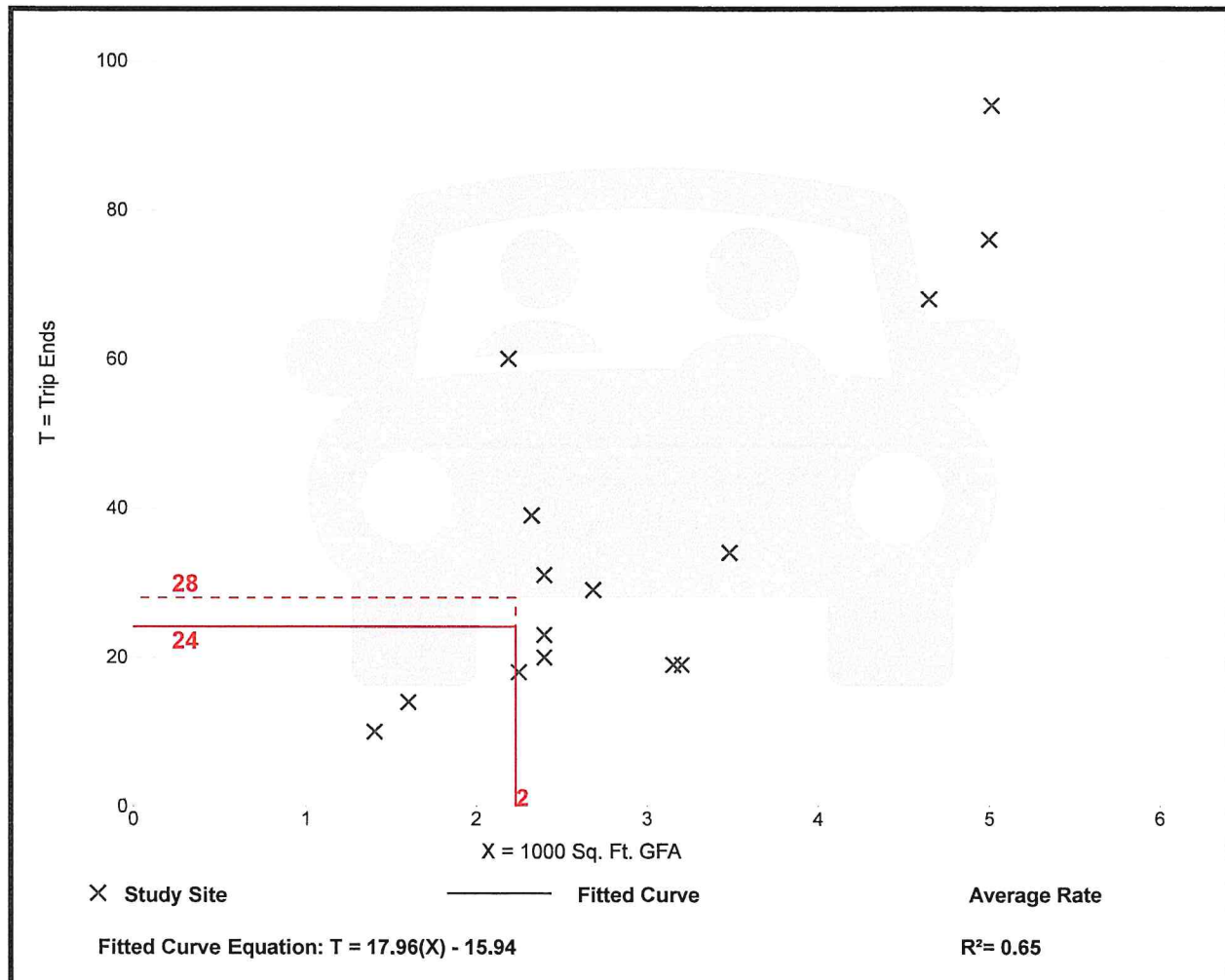
Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 15
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

Data Plot and Equation



Convenience Store (851)

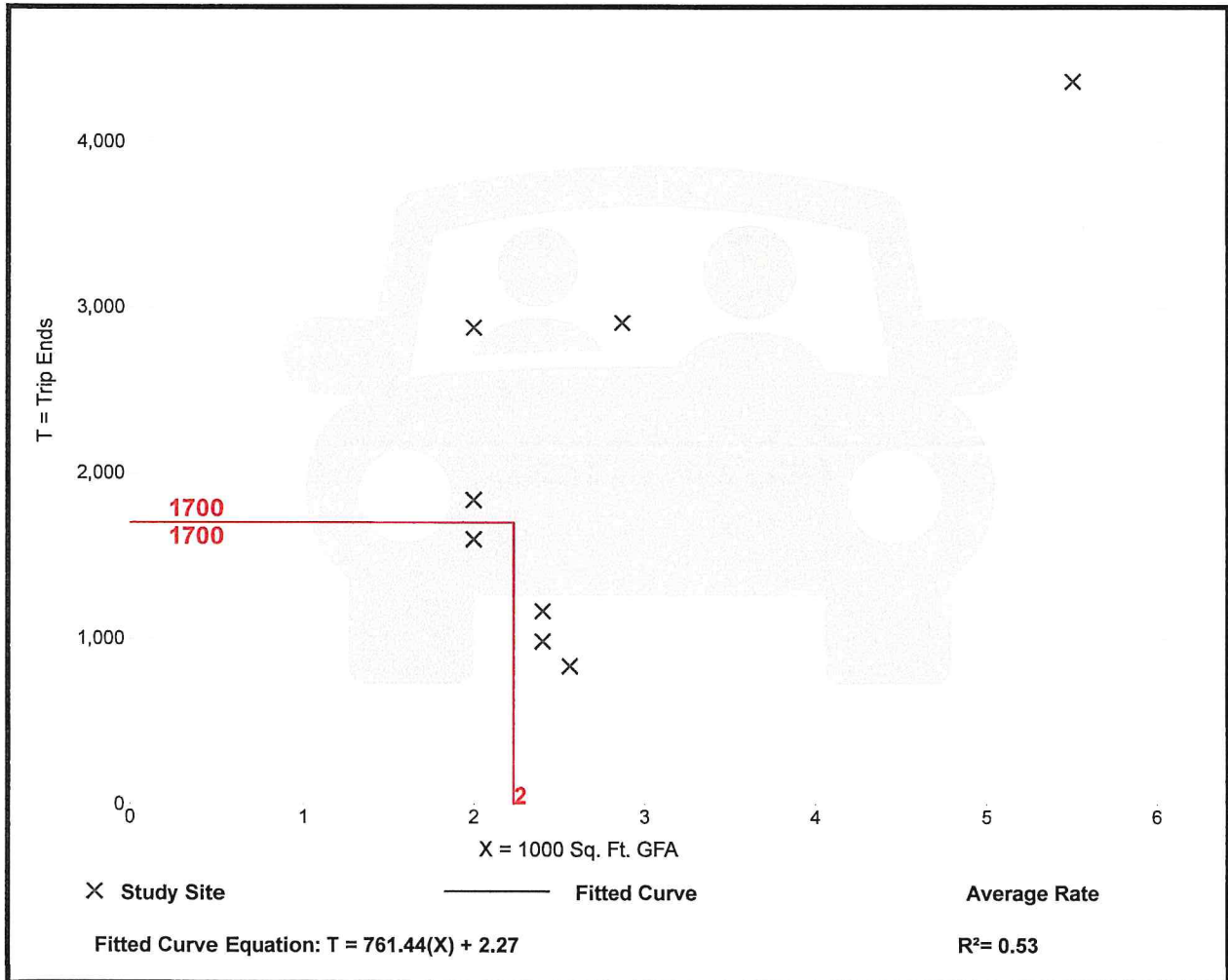
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
762.28	325.78 - 1438.00	333.89

Data Plot and Equation



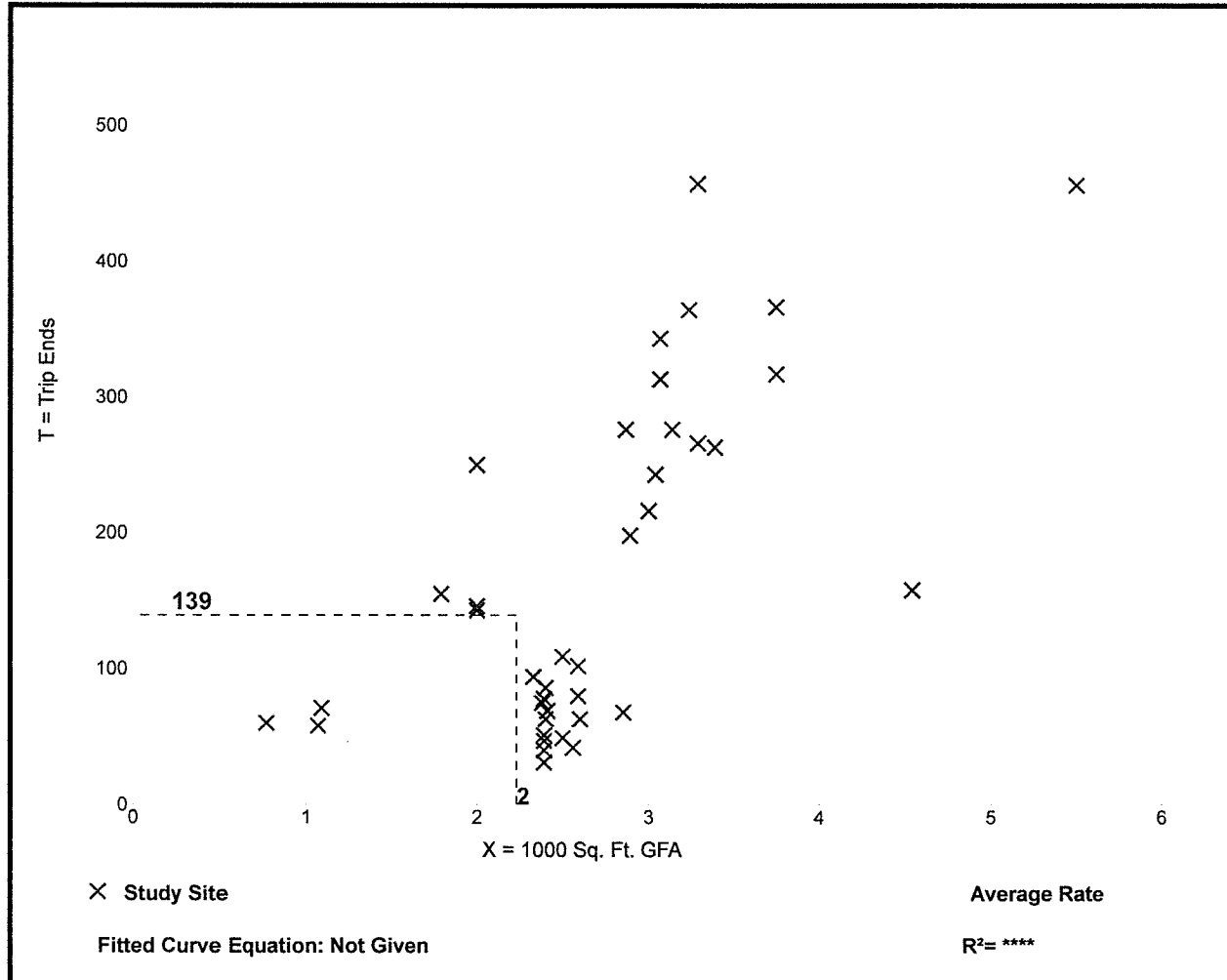
Convenience Store (851)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 39
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
62.54	12.97 - 138.91	35.04

Data Plot and Equation



Convenience Store (851)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 39
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
49.11	15.90 - 98.18	20.84

Data Plot and Equation

