



ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

April 19, 2023

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
 - February 15, 2023
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Adams County Zoning Ordinance: Woodhaven Estate Lots Special Exception Application
 - Mt. Pleasant Agricultural Security Area Seven-Year Review
 - 2022 Annual Report
- 7) Member Comments
- 8) Adjourn

Next Meeting: May 17, 2023



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

February 16, 2023

1) Attendance:

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

Commissioner - Jim Martin

Staff - Jenna Smith, Andrew Merkel

Public - Kyle Paicz

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

3) Minutes from November 16, 2022 Meeting: Approved with changes

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 30 SLD plans were submitted between November 2022 and January 2023, five of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Mayberry at Mason Dixon, Littlestown Boro. – Age marketed single-family residential development proposing 250 residential homes.
- Cedarfield, Bonneauville Boro. - New phase of Cedarfield development proposing 77 townhomes
- The Crossings, Cumberland Twp. - Resubmission for 154-unit single-family residential development along Old Mill Rd adjacent to the Gettysburg Airport
- The Residence of Willoughby Run, Cumberland Twp. - Resubmission for 8 apartment buildings of varying sizes after previous denial by Township Supervisors
- Littlestown Area High School, Littlestown Boro. - Changes to existing parking area and three building additions
- Champion Mazda, Oxford Twp. - Proposal for new dealership with service bays and parking area. Connected to adjacent existing dealership and parking/display area

67/68 Submissions: 22 67/68 land use consistency review were submitted from November 2022 to January 2023, including:



ADAMS COUNTY PLANNING COMMISSION

- Gettysburg Inner Loop Phase B, Gettysburg Boro. – NPDES Stormwater/Construction
- Cambrian Hills LP, Berwick Twp. - NPDES General Permit
- Union Square, Straban Twp. – NPDES Stormwater/Construction (2 submissions)
- Littlestown School District, Littlestown Boro. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Five municipal reviews and Comprehensive Plans/Misc. were submitted from November 2022 to January 2023, including:

- Straban Twp. - Zoning Ordinance amendment for corner lot setbacks
- Bonneauville Boro. - Zoning Ordinance amendments for solar energy and mini storage
- Berwick Twp. - Zoning Ordinance amendment regarding exotic animals

6) Staff Updates

Ms. Smith provided an overview of an ArcGIS Online tool known as “Hub.” The Department has been using this tool to support public engagement for a variety of projects that were also discussed. Hub sites can be tailored to basically any sort of project and can include components such as interactive maps and dashboards, surveys, videos, and more.

An overview of the Broadband Community Assessment was provided. Adams and Franklin counties are working to complete a study to determine areas in each where internet service is unavailable or at unacceptable speeds and will help determine what technology may be needed to serve those areas. A public survey was open until mid-January that collected around 2,600 responses regarding internet cost, speed, availability, and other details.

An update was also provided on the status of the Heritage Plan update. A project website has been created to house the open public survey and other content that is to be shared with the public. Department staff are attending municipal meetings to discuss the plan and acquire additional public feedback.

7) Member Comments: None

8) Adjournment: 8:26 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February SLD Report 2023

Month Submitted	February
Year	2023

File Number	SLD-22-067	SLD-22-090	SLD-23-012	SLD-23-013
Title	John Aldridge	Randell & Lois Brougher	Older Amish Carroll-Adams Community Fund	Rutter's Store No. 17
Plan Type	Residential	Agricultural	Agricultural	Commercial
Resubmission	YES	YES	NO	NO
Municipality	Union	Straban	Butler	Reading
Location	1 B Mummert Drive	200 Beaver Run Rd	1059 Belmont Rd	2115 East Berlin Rd
Parcel ID	41J17-0097---000	30H09-0013---000	07E10-0083---000	36J07-0030---000
School Dist	LASD	GASD	UASD	BSSD
Zoning	R-2	R-R	RR/A	CI
Total Site Ac.	5.621	270.805	57.353	3.895
Ac Converted	4.219	14.469	1.004	0.068
Lot Addition Plan	YES			
New Res Lots/ Units	5	1	0	0
Ac Res Lots/ Units	5.132	3.251	0.000	0.000
Non-Res Ac. Devpt			1.004	0.068
Building Sq Ft	0	0	1320	2970
Ac. New Parking			0.009	
Description	Subdvision of large single-family unit from larger lot, four proposed duplex units proposed on subdivided lot along with cul de sac street connecting with Mummert Drive	Subdivision of 2 lots from large agricultural lot	Construction of one room schoolhouse and two privies connected to septic within a 1.004 ac lease area	Construction of building addition to existing Rutter's convenience store

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February

File Number	SLD-23-014	SLD-23-015	SLD-23-016	SLD-22-074
Title	Granite Hill Solar Land Holdings, LLC	Dennis & Linda Keiser	Q. Baird Hershey, Jr.	Q. Baird Hershey, Jr.
Plan Type	Agricultural	Residential	Agricultural	Agricultural
Resubmission	NO	NO	NO	YES
Municipality	Straban	Mt. Pleasant	Latimore	Huntington
Location	25 Pond Bank Rd	900 Low Dutch Rd	Carlisle Pike	685 S Ridge Rd
Parcel ID	30H09-0020---000	32H13-0004---000	23I04-0088---000	22I04-0098B--000
School Dist	GASD	CVSD	BSSD	BSSD
Zoning	R-R	AP	RA/AC-1/CI	A-C
Total Site Ac.	264.85	97.72	50.33	29.01
Ac Converted	6.065	1.993	50.33	3.17
Lot Addition Plan				YES
New Res Lots/ Units	0	1	0	0
Ac Res Lots/ Units	0.000	1.993	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft	0	0	0	0
Ac. New Parking				
Description	Subdividing existing house and buildings from larger lot	Sudivision of a ~2 acre single family residential lot	Subdivision of a 50 acre ag lot into two smaller ag lots	Subdivision of 2 <2 acre lots to be conveyed to an adjacent residential/ag property

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February

File Number	SLD-23-017	SLD-23-018	SLD-23-019	SLD-23-020
Title	Thomas & Marcia Nell	Michael Keiser	O Frederick Schutt Jr. Estate	CGM Holdings, LLC
Plan Type	Agricultural	Agricultural	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Reading	Straban	Menallen	Union
Location	Nell Rd	120 Hoffman Rd	76 Opossum Hill Rd	Basehoar School Road
Parcel ID	36K05-0005---000	38H12-0084---000	29F05-0130---000	41J16-0056---000
School Dist	BSSD	GASD	UASD	LASD
Zoning	AC	R-R/AP	SFR	R-2
Total Site Ac.	62.023	165.49	6.84	98.967
Ac Converted	22	33.24	0.23	22.258
Lot Addition Plan	YES		YES	YES
New Res Lots/ Units	1	1	0	2
Ac Res Lots/ Units	1.820	33.240	0.000	2.690
Non-Res Ac. Devpt				
Building Sq Ft	0	0	0	0
Ac. New Parking				
Description	Subdividing a large portion of an ag lot to be conveyed to a neighboring property, also subdividing a smaller 2 acre residential lot	Subdivision of a residential/ag lot from a large ag lot	Subdivision of .2 acres to be conveyed to an adjacent residential lot	Creating 2 single family residential lots, one public utility lot, and conveying 17 acres to LASD property

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February

File Number	SLD-23-021
Title	Freedom Twp Municipal Park
Plan Type	Institutional
Resubmission	NO
Municipality	Freedom
Location	2184 Pumping Station Road
Parcel ID	13D16-0038A--000
School Dist	GASD
Zoning	RC
Total Site Ac.	3.38
Ac Converted	0.6
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	
Building Sq Ft	1440
Ac. New Parking	
Description	Building expansion for Township building, included future "phase 2" development of gravel walking trail loop and 2 small playgrounds

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March SLD Report 2023

Month Submitted	March
Year	2023

File Number	SLD-21-062	SLD-23-001	SLD-23-022	SLD-23-023
Title	Mayberry at Mason Dixon Phase 1	Gate of Dawn LLC	Ruhlman Concrete, LLC	Granite Hill Solar, LLC
Plan Type	Residential	Residential	Residential	Infrastructure
Resubmission	YES	YES	NO	NO
Municipality	Littlestown	Franklin	Berwick	Straban
Location	635 Hanover Pike	Newman Rd	2185 Carlisle Pike	650 Red Bridge Rd
Parcel ID	27J17-0054---000	12B10-0001B--000	04K12-0059---000	38H09-0021---000
School Dist	LASD	GASD	CVSD	GASD
Zoning	R-2	O	LMU	R-1/R-R
Total Site Ac.	14.26	20.075	2.28	650
Ac Converted	14.26	20.075	1	863.91
Lot Addition Plan				
New Res Lots/ Units	48	2	1	0
Ac Res Lots/ Units	12.080	20.075	1.000	0.000
Non-Res Ac. Devpt				650
Building Sq Ft	0	0	0	0
Ac. New Parking				
Description	Submission for phase 1 of residential development	Revised subdivision of 20 acre forested lot into two 10 acre residential lots	Subdivision of a one acre lot from a 2 acre lot	Utility scale solar project

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-23-024	SLD-23-025	SLD-23-026	SLD-23-027
Title	Canner Storage	Ivan & Rebecca Stoltzfus	Brian and Patrick Redding	Graphcom
Plan Type	Commercial	Agricultural	Commercial	Residential
Resubmission	NO	NO	NO	NO
Municipality	Biglerville	Reading	Cumberland	Cumberland
Location	170 Hanover St	410 Hoover School Rd	1170 Chambersburg Rd	1291 Chambersburg Rd
Parcel ID	05004-0065B--000	36K07-0011---000	09E12-0087---000	09E12-0075A--000
School Dist	UASD	BSSD	GASD	GASD
Zoning	I	AC	MX	MX
Total Site Ac.	3.955	66.84	1.85	13.19
Ac Converted	2.825	14.217	1.85	1.28
Lot Addition Plan				
New Res Lots/ Units	0	1	0	1
Ac Res Lots/ Units	0.000	14.217	0.000	1.280
Non-Res Ac. Devpt	2.825		1.85	
Building Sq Ft	31725	0	17496	0
Ac. New Parking				
Description	Construction of two self storage buildings, one of which is to be two stories	Subdivision of an ag/residential lot from a larger ag lot	Proposed self-storage facility with five buildings	Subdivision of a one-acre residential lot with an existing dwelling from a larger ag lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-23-028	SLD-23-029
Title	Cross Keys Village West	Randy Reamer (Deceased)
Plan Type	Residential	Residential
Resubmission	NO	NO
Municipality	Oxford	Fairfield
Location	York Rd	23 Centennial St
Parcel ID	35K11-0032---000	11006-0060---000
School Dist	CVSD	FASD
Zoning	C	LR
Total Site Ac.	66.641	1.53
Ac Converted	6.448	1.53
Lot Addition Plan	YES	YES
New Res Lots/ Units	0	1
Ac Res Lots/ Units	0.000	0.173
Non-Res Ac. Devpt		
Building Sq Ft	0	0
Ac. New Parking		
Description	Subdivision of a 5 acre lot from a 60 acre lot, lot addition of 3 0.22 acre lots to the 5 acre lot.	Subdivision of existing residential lot into two, and conveying residue to another residential lot

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-016	John Burdis LLC	2/6/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

File Number	Applicant	Date Submitted
Act67/68-23-017	Culvert Pipe Replacement S.R. 4010	2/13/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Menallen	

File Number	Applicant	Date Submitted
Act67/68-23-018	Columbia Gas 2nd,3rd,4th Delone, South Ctr Street	2/14/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	McSherrystown	

File Number	Applicant	Date Submitted
Act67/68-23-019	Carmel Of Jesus Mary and Joseph	3/3/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Hamiltonban	

File Number	Applicant	Date Submitted
Act67/68-23-020	Robert and Patricia Adams	3/17/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Liberty	

File Number	Applicant	Date Submitted
Act67/68-23-021	The Crossings	3/27/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-23-023	Berlin Junction/Groft Property	3/27/2023
Permit Type	Municipality	
NPDES General Permit	Oxford	

File Number	Applicant	Date Submitted
Act67/68-23-022	Amos & Malinda Stoltzfoos	3/31/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Germany	

File Number	Ordinance	Municipality	Date Submitted
ORD-23-002	Zoning Ordinance	Oxford Twp	2/2/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Map amendment - to move parcel to industrial

File Number	Ordinance	Municipality	Date Submitted
ORD-23-003	Zoning Ordinance	Cumberland Twp	2/9/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: ACC-Oak Lawn Memorial Gardens Rezoning

File Number	Ordinance	Municipality	Date Submitted
ORD-23-004	Zoning Ordinance	Freedom Twp	2/13/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: General Provisions

File Number	Ordinance	Municipality	Date Submitted
ORD-23-005	Zoning Ordinance	Bonneauville Boro	2/21/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: ACCOG Byaws

File Number	Ordinance	Municipality	Date Submitted
ORD-23-007	Zoning Ordinance	Gettysburg Boro	2/24/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: ZOA TC-R1 District

File Number	Ordinance	Municipality	Date Submitted
ORD-23-006	Zoning Ordinance	Gettysburg Boro	2/24/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Event Venue uses

File Number	Ordinance	Municipality	Date Submitted
ORD-23-009	Zoning Ordinance	Conewago Twp	3/2/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: ZOA Set back Sec0-155 -129& 135

File Number	Ordinance	Municipality	Date Submitted
ORD-23-008	Zoning Ordinance	Carroll Valley Boro	3/2/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA Vaca Rentals			

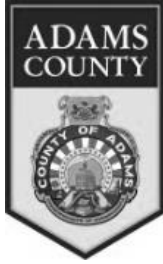
File Number	Ordinance	Municipality	Date Submitted
ORD-23-011	Zoning Ordinance	Berwick Twp	3/28/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA Updates			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-010	Zoning Ordinance	Berwick Twp	3/31/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA SALDO Updates			

Comprehensive Plans/Misc.

File Number	Title	Municipality	Date Submitted
CP-23-001	Conewago Comrehensive Plan	Conewago	2/7/2023

File Number	Title	Municipality	Date Submitted
MISC-23-001	BR Smith Properties Conditional Use App	Cumberland	2/22/2023



ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

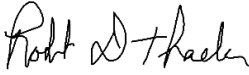
670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325

Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: April 13, 2023

TO: Adams County Planning Commission


FROM: Robert Thaeler
Principal Planner

SUBJECT: Staff Review
Woodhaven Special Exception Application
Estate Lots - Section

Introduction: In accordance with Section 1407 of the Adams County Zoning Ordinance, the Adams County Planning Commission is afforded the opportunity to review and to provide comment on any special exception application made to the Adams County Zoning Hearing Board. Woodhaven Homes LLC has submitted a special exception application in accordance with Section 643.A to allow for the development of Estate Lots. Woodhaven Homes owns property along Kindig Road in Germany Township. The property is located in the Land Conservation (LC) District of the Adams County Zoning Ordinance.

Comments: We offer the following comments regarding this application for the Planning Commission's consideration.

- A. Section 643.A.1: This section requires that the Estate Lots comply with the dimensional standards of Section 645. Both lots meet the minimum lot area, maximum lot area, minimum lot width, setback maximum coverage, and maximum height standards of Section 645.
- B. Section 643.A.2: This section establishes that a "Living Area" of a maximum of 1.25 acres be depicted for each Estate Lot. A "Living Areas" of 1.25 acres have been identified for each lot.
- C. Section 643.A.3: This section requires that the "Living Areas" be located in a manner that avoids impact to floodplains, wetlands, slopes greater than 12%, and prime agricultural soil. The intended "Living Areas" do not encroach on floodplains, wetlands, or slopes. While the "Living Areas" are located on prime agricultural soils, the application includes discussion that avoiding location on the prime agricultural soils cannot be avoided give the location of the prime agricultural soils to the other natural and environmental features that are required to be avoided.

D. Section 643.A.4: This subsection requires that disturbance to significant vegetation be minimized. The only location with extensive wooded land on the site is accurately identified as "Wooded Area" on the site plan. Neither of the "Living Areas" intrude into these wooded areas.

E. Section 643.A.5: This section requires that the portion of the Estate Lots outside the designated "Living Areas" be retained as Open Land in accordance with the Ordinance. Section 644.A.3 requires that 75% of the Germany Township portion of the parcel be retained as Open Land. The application demonstrates that the portion of the lots outside of the Living Areas exceed the minimum 11.139 acres of the site that must be retained as Open Land.

Summary and Recommendation: From a community planning perspective, the Office of Planning and Development does not object to the development of a the two proposed Estate Lots on the subject property. The application, as submitted, demonstrates compliance with the applicable requirements for the Estate Lots.

Therefore, the Office of Planning and Development recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application.

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

A. IDENTIFICATION

Name

Address

Telephone No.

1. **Applicant:** Woodhaven Homes LLC. 5109 Baltimore Pike, Littlestown, Pa 17340 717-359-1350
2. **Land Owner:** Woodhaven Homes LLC. 5109 Baltimore Pike, Littlestown, Pa 17340 717-359-1350

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:

Ladd B. Bly
Signature of Applicant

3/17/2023
Date of Application

B. TYPE OF REQUEST

1. Special Exception Section 643.A
2. Variance _____
3. Appeal From Action of Zoning Officer _____
4. Other, Please Explain _____

C. BRIEF DESCRIPTION OF REQUEST

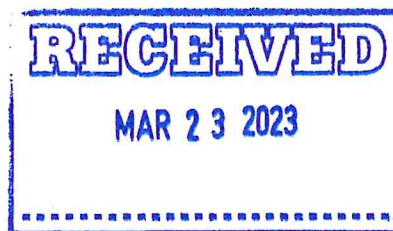
D. PROPERTY INFORMATION

1. Property Location: 399 Kindig Road, Littlestown, PA 17340
2. Date Purchased: June 21, 2022
3. Present Use: Agricultural
4. Proposed Use: Residential — Estate Lots *ANY* 7/22/23
5. Lot Area (Square Feet): Gross 970,436 SF. Net 942,147 SF
6. Lot Width: 900 FEET
7. Lot Depth: 779.20 FEET
8. Proposed Sign Dimensions, If Applicable:

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 643.A of the Adams County Zoning Ordinance.



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: _____



March 16, 2023

Adams County Zoning Hearing Board
670 Old Harrisburg Road, Suite 100
Gettysburg, PA 17325

RE: Woodhaven Homes, LLC – Todd Blankenship
Germany Township, Adams County, PA
5109 Baltimore Pike
Littlestown, PA 17340
Special Exception for the use of Estate Lots

Dear Adams County Zoning Hearing Board:

In conjunction with the above-referenced project, the Applicant provides the following request for this Special Exception Application.

Section 643: Special Exception Uses

The following uses are permitted as Special Exception Uses in accordance with the following standards and criteria and any reasonable conditions that the Zoning Hearing Board may deem necessary to apply and in accordance with the procedures set forth in Section 1407 of this Ordinance:

A. Estate Lots may be proposed in accordance with the following standards.

1. Compliance with the dimensional requirements of Section 645. **This section of the ordinance requires the minimum lot area for an Estate Lot to be 5 acres and the maximum lot area to be 25 acres. The proposed lots are between 10-12 acres which is in compliance with this section.**

This section of the ordinance requires the minimum lot width for an Estate Lot to be 150 feet. The proposed lot widths are both greater than 350'.

This section of the ordinance requires the minimum front setback to be 35', the minimum side setback to be 20' and the minimum rear setback to be 20'. Both proposed lots are in compliance with the minimum setback requirements.

This section of the ordinance requires the maximum coverage to be 25%. The proposed lots will adhere to the maximum coverage calculations.

This section of the ordinance requires the maximum building height to be 40 feet. The proposed lots will adhere to the maximum building height requirements.

2. Living Area: A maximum of one and one-quarter (1.25) acres within an Estate Lot can be devoted to a single-family detached dwelling and customary accessory uses, including manicured lawn area. The Living Area shall be depicted on the subdivision plan creating the Estate Lot, as well as on any exhibit submitted for Special Exception review. **The 1.25 acre living areas are depicted on each of the 2 proposed estate lots.**

HANOVER
585 McAllister Street, Hanover, PA 17331
Phone: 717.637.5674

WESTMINSTER
194 East Main Street, Westminster, MD 21157
Phone: 410.751.8795

3. The Living Area shall be located in an area relatively free of sensitive environmental features including, but not limited to, floodplains, wetlands, slopes in excess of twelve percent (12%), and areas of prime agricultural soil as designated by the Adams County Soil Survey. The proposed living area avoids all impacts to sensitive environmental features described within. The living area is however located within prime agricultural soils. The impacts to prime agriculture soils are unavoidable because they exist primarily in the front half of the property nearest Kindig Road where ingress/egress from the properties will occur. An existing drainage swale separates the front half of the property (prime ag soils) from the rear half of the property (not prime ag soils). Proposing a long, narrow living area for a driveway through the prime ag soils to the rear of the lots would result in impacts to the existing drainage swale, a sensitive environmental feature, an excessively long driveway that is unwarranted and impacts to slopes in excess of 12%. Proposing a long, narrow living area for a driveway would also result in additional fragmentation of the required Open Land area as defined in the requirements below. Fragmentation of land and/or habitat, from a biological perspective, is detrimental to many species of wildlife. Lastly, proposing the living area towards the front of the property allows for the rear of the property to remain in agriculture use if the future property owners desire to do so. Fragmentation of the living area and open land area would result in small areas of land that would not be conducive to agriculture production.

4. Disturbance to existing woodlands, hedgerows, mature tree stands, and other significant vegetation shall be minimized. The living area and all associated disturbances associated with construction will not impact any of the abovementioned.

5. The portion of the Estate Lot exclusive of the Living Area shall be included in meeting the Open Land requirements set forth in Section 646. The Open Land Uses and Standards found in Section 644 requires 50% of the Estate Lot to remain in Open Land. An area of 11.139 acres (50%) is depicted on the plan.

6. Subdivision plans proposing a lot addition to a single-family detached residential lot of less than five (5) acres, and where the size of the parcel including the lot addition equals or exceeds five (5) acres, but is less than twenty-five (25) acres, shall be approved as an Estate Lot in conformance with the requirements of this Section. This section is not applicable.

In conclusion, we look forward to reviewing this request with you and addressing any questions or concerns you may have. We believe the location of the proposed living areas within the 2 proposed estates lots satisfies all of the aforementioned zoning criteria and the dedication of the rear half of the lot to open land preserves a contiguous tract of land that prevents habitat fragmentation and enhances the potential for future agriculture production while preserving the sensitive environmental features residing on this property. If you have any questions or require any additional information regarding this request, please contact me at (717) 637-5674 or kraubenstine@hanoverlandservices.com.

Sincerely,

Hanover Land Services, Inc.



Kris D. Raubenstine, Project Manager

EXISTING SITE FEATURES	
	EXISTING PROPERTY LINE
	EXISTING PROPERTY CORNER
	EXISTING ADJOINING PROPERTY LINE
	EXISTING MINIMUM BUILDING SETBACK LINE
	EXISTING ZONING DISTRICT BOUNDARY LINE
	EXISTING STREAM
	EXISTING CENTER LINE
	EXISTING EDGE OF PAVED BITUMINOUS SURFACE
	EXISTING EDGE OF GRAVEL OR STONE SURFACE
	EXISTING GRAVEL OR STONE AREA
	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING FEATURES TEXT
	EXISTING BUILDING LINE
	EXISTING OVERHEAD ELECTRIC LINES
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING STORM SEWER PIPE
	EXISTING STORM SEWER INLET
	EXISTING TIE LINE
	EXISTING FENCE
	EXISTING SOIL BOUNDARY LINE
	EXISTING SLOPES (12-99%)

OWNER	WOODHAVEN HOMES, LLC.			
PROPERTY LOCATED AT	-0109 BALTIMORE PIKE			
	LITTLESTOWN, PA 17240			
SOURCE OF TITLE	DEED BOOK 6979, PAGE 280			
PARGEL ID	-15117-0128--000			
TOTAL AREA OF SUBDIVISION	22.278 ACRES			
ZONE	LAND CONSERVATION DISTRICT (LC)			
EXISTING USE	AGRICULTURAL			
PROPOSED USE	RESIDENTIAL			
MINIMUM LOT AREA REQUIRED	-8 ACRES (ESTATE LOT)			
EXISTING LOT AREA	22.278 ACRES(ACROSS)			
PROPOSED LOT AREA	LOT 1:	10.013 ACRES(NET)		
	LOT 2:	11.815 ACRES(NET)		
MINIMUM LOT WIDTH REQUIRED	-150' (ESTATE LOT)			
EXISTING LOT WIDTH	-200.00'			
PROPOSED LOT WIDTH	LOT 1:	403.77'		
	LOT 2:	496.23'		
MINIMUM BUILDING SETBACKS REQUIRED	FRONT	REAR	SIDE	
	35'	20'	20'	
MAXIMUM BUILDING HEIGHT	40'			
MAXIMUM ALLOWABLE LOT COVERAGE	25%			
	LOT 1:	2.503 ACRES		
	LOT 2:	2.504 ACRES		
WATER SUPPLY	LOT 1:	ON-SITE		
	LOT 2:	ON-SITE		
SEWAGE DISPOSAL	LOT 1:	ON-SITE		
	LOT 2:	ON-SITE		

LINE TABLE		
LINE	BEARING	LENGTH
LS1	S19°15'13"E	40.28'
LS2	S79°34'56"E	252.77'
LS3	S23°01'27"W	173.86'
LS4	N14°30'34"E	73.05'
LS5	S17°53'45"W	111.58'
LS6	N67°06°01"W	123.50'
LS7	N25°18'33"E	86.62'
LS8	N10°30'55"E	128.85'
LS9	S79°01'24"W	95.97'
LS10	S10°39'14"W	225.43'
LS11	N79°20'46"W	240.00'
LS12	N10°39'14"E	239.07'
LS13	S79°34'42"E	123.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
LSC1	475.00'	118.16'	S72°27'20"E	117.85'

LINE TABLE		
LINE	BEARING	LENGTH
OS14	S28°20'54"W	595.50'
OS15	S25°16'33"W	604.00'
OS16	N32°47'00"E	364.27'
OS17	S60°31'55"E	491.40'
OS18	S60°31'55"E	402.64'

NO.	DATE	DESCRIPTION

WOODHAVEN HOMES LLC
ATTN: TODD BLANKENSHIP
5109 BALTIMORE PIKE
LITTLESTOWN, PA 17340
717-359-1350

DRAWN BY:	SMG	DATE:	3-17-2023
DESIGNED BY:	KDR	JOB NO.	H9742-22
CHECKED BY:	RFB	FILE NO.	-

ZONING EXHIBIT
FOR
WOODHAVEN HOMES LLC.
399 KINDIG ROAD, LITTLESTOWN, PA 17340
GERMANY TOWNSHIP - ADAMS COUNTY - PENNSYLVANIA

1" = 50'

SHEET NO.

1 OF 1

LINE	BEARING	LENGTH
DP1	S03°59'53"E	116.74'
DP2	S09°52'17"E	179.16'
DP3	S02°58'01"W	188.19'
DP4	S14°25'45"W	331.77'
DP5	S00°52'42"W	321.66'
DP6	S07°57'34"W	363.11'

CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	440.00'	191.42'	S67°07'09"E	189.91'
C2	1,842.14'	97.25'	S81°05'41"E	97.24'
C3	1,842.14'	29.52'	S83°03'58"E	29.52'

N/F
MICHAEL S. & CINDY A.
STRICKLER
D.B. 2171, PG. 0001
PARCEL #15J17-0102-000

[illegible]

HLS engineering land + designing the future

HANOVER LAND SERVICES, INC.

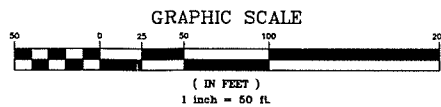

<p>Hanover Office: 585 McAllister Street Hanover, PA 17331 Ph: (717) 637-5874</p>	<p>Westminster Office: 194 East Main Street Westminster, MD 21157 Ph: (410) 751-8795</p>
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www.hanoverlandservices.com

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED FOR THE NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1778.

PA ONE-CALL SERIAL NUMBER:
20223413173

PA ONE-CALL SERIAL NUMBER DATE:
12-09-2022





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: April 11, 2023
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Mount Pleasant Township ASA 2023 – Seven Year Review

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.

Seven Year Review

Mt. Pleasant Township has submitted 11 parcels for re-establishment in their Agricultural Security Area.

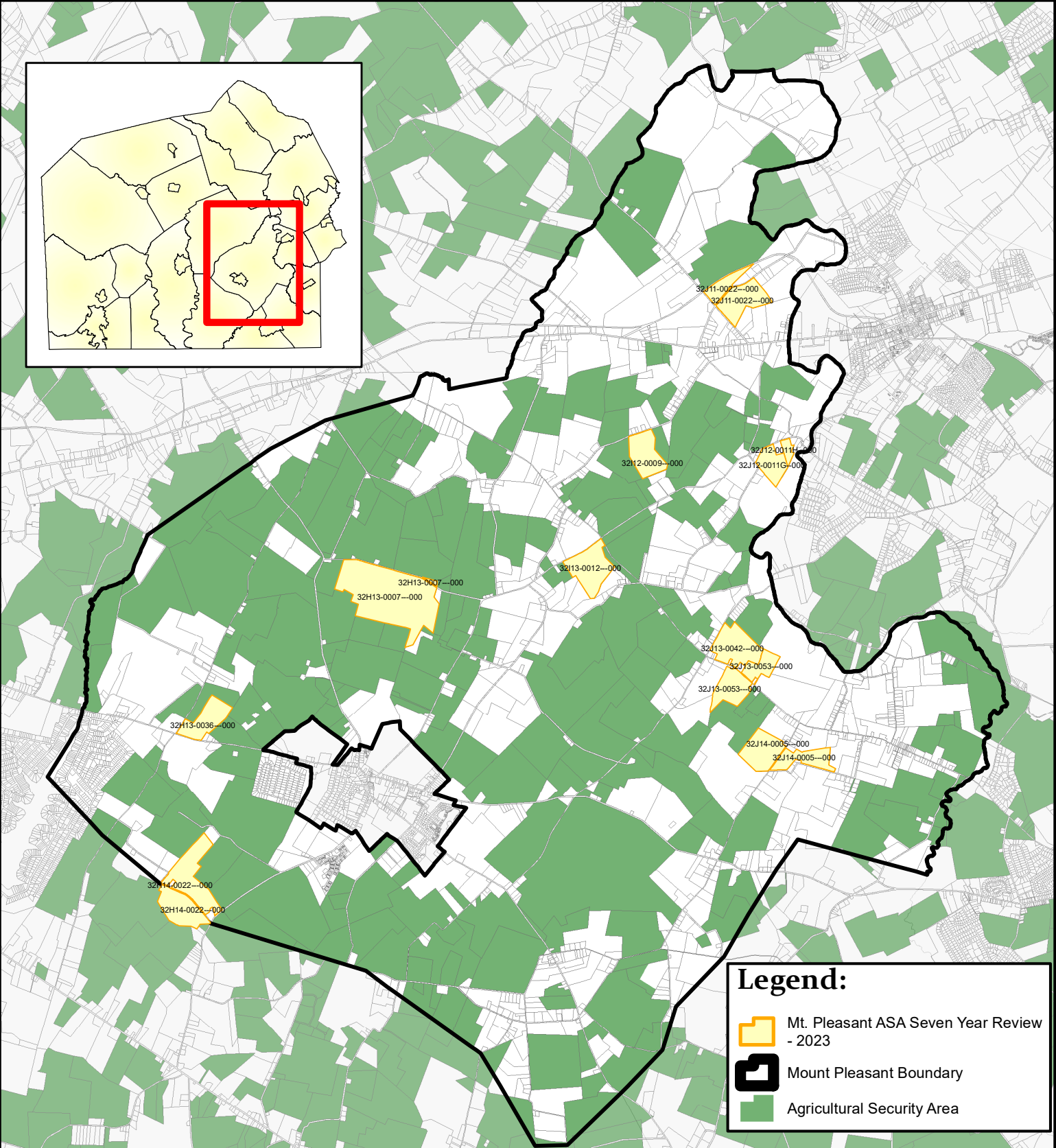
The current list submitted by the township was checked and reviewed by the ACOPD Staff against county records for minor acreage and name changes. Any minor changes were corrected for the township from the original recorded ASA and noted on the excel datasheet.

Comment to the township: Parcel ID 32I13-0026A (14.09 acres and originally part of this ASA review) is now part of a larger parcel and recorded now as part of the ASA review for 32I13-0001---000 (William & Joyce Weaver)

Please see the attached map and list.

Recommendation: Staff recommends that the Adams County Planning Commission recommend that the Mount Pleasant Township Supervisors approve 11 parcels within the Mount Pleasant Township ASA for the year 2023 Seven Year Review containing 804.73 acres as submitted per their list with changes made by staff.

MT PLEASANT TOWNSHIP ASA ADDITION REVIEW 2023

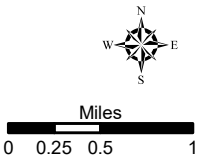


Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | 04.10.2023 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.

MOUNT PLEASANT TOWNSHIP ADAMS COUNTY, PA



2023 MT PLEASANT TOWNSHIP AG SECURITY LIST WORK SHEET

Last Name	Owner's First Name(s)	Mailing Address	City	Parcel ID	Acres	All Signatures	Other Comments	County Comments
Robertson	Gina M.	293 Thomas Drive	Gettysburg	H13-0007	200.8	Yes	315 Tall Oaks Rd, Gettysburg	
Lawrence	Joshua T. & Jill M.	77 N. Pheasant Way	Abbottstown	J14-0005	86.62	Yes	1376 Honda Rd, Hanover	
Todt	J.Donald & Clara E.	2105 Centennial Road	Hanover	J13-0042	57.74	Yes	1966 Centennial Rd, Hanover	J. Donald Todt passed away in 2013
Todt	J.Donald & Clara E.	2105 Centennial Road	Hanover	J13-0053	65.77	Yes		J. Donald Todt passed away in 2013
Shining Stars Therapeutic Riding	Katherine Stephens	3175 Old Harrisburg Road	Gettysburg	I13-0012	60.67	Yes	1225 Bon-Ox Road, Gettysburg	
Shea	David W. & Suzanne L.	2278 Hanover Road	Gettysburg	H13-0036	45	Yes		
Danner	Merlin D. & Rachel I.	1415 Fleshman Mill Road	New Oxford	J12-0011H	8.77	Yes	895 Kohler School Rd, New Oxford	
Moore	Thomas & Donna J.	655 Kohler School Road	New Oxford	J12-0011G	30.78	Yes		
Small	Tanner M. & Dawn J.	515 Blacksmith Shop Road	Gettysburg	H14-0022	123.39	No	Willow Rd	
Weaver	William J & Joy C	670 Tall Oaks Road	Gettysburg	I13-0026A	14.09	Yes		this parcel was combined with 32I13-0001 in Sept 2016
Krichten	John W & Eileen G	415 Cedar Ridge Road	New Oxford	I12-0009	47.78	Yes		
Stock	Earl G and Debra K	359 Brickcrafters Road	New Oxford	J11-0022	77.41	Yes	197 Brickcrafters Rd, New Oxford	