



# ADAMS COUNTY PLANNING COMMISSION



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

## MEETING AGENDA

**March 18, 2026  
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
  - January 21, 2026
- 4) Public Comment
- 5) ACOPD Review Reports
  - Subdivision & Land Development Reviews
  - Act 67/68 Reviews
  - Municipal Reviews
  - Miscellaneous Reviews
- 6) Staff Reports
  - County Zoning Enforcement Report
- 7) Member Comments
- 8) Adjourn

**Next Meeting: April 16, 2026**



## **MEETING MINUTES**

January 21, 2026

### **1) Attendance:**

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

*Staff* - Andrew Merkel

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

**3) Minutes from October 15, 2025 Meeting:** Approved as submitted

### **4) Reorganization**

Mr. Smith made a motion to nominate and appoint Mr. Lerew as Chair and Mr. Lebo as Vice Chair. The motion was seconded by Mr. Streiff and passed unanimously.

**5) Public Comment:** None

### **6) ACOPD Review Reports**

*SLD Submissions:* 32 SLD plans were submitted in between October and December 2025, 12 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Hampton Heights Ph VII, Reading Twp. – Six proposed single-family residential lots
- Smith Farm, Littlestown - Revised single-family residential development proposing 20 lots
- Alfred Leer Agricultural Operation, Latimore Twp. - Proposed poultry barns, manure storage, and gravel pad
- KLM Investments, LLC, Abbottstown - Additional to existing commercial building
- Chavio Estates, Mt. Joy Twp. - Subdivision of parcel into 8 residential lots

*67/68 Submissions:* 21 67/68 land use consistency reviews were submitted in between October and December 2025, including:

- New Turf Upper Adams School District, Biglerville. – NPDES Stormwater/Construction
- Rice Fruit Company, Menallen Twp. – NPDES Stormwater/Construction
- First Energy Lincoln Substation Expansion, StrabanTwp. – NPDES General Permit
- AREMS, Bonneauville. – NPDES Stormwater/Construction



# ADAMS COUNTY PLANNING COMMISSION

*Municipal Reviews:* 3 municipal reviews were submitted in between October and December 2025, including:

- Abbottstown - Zoning Ordinance Amendment regarding Data Centers
- Union Twp. – Zoning Ordinance Amendment regarding Data Centers
- Biglerville - Zoning Ordinance Amendment regarding Data Centers

*Miscellaneous Reviews:* One miscellaneous review was submitted between October and December 2025 including:

- Cumberland Twp. - Conditional Use for Rural Home Rentals, LLC

## **7) Staff Reports:**

*2027 Draft TIP & 2027-2038 Draft TYP*

Mr. Merkel provided a summary of the 2027 Draft TIP that lists priority transportation projects and where various funding is to be allocated over the next four years.

*2025 Annual Report*

Mr. Merkel provided a brief summary of the ACOPD 2025 annual report, highlighting the data collected from SLD plans and construction permits throughout the previous year.

**8) Member Comments:** None

**9) Adjournment:** ~ 8 PM

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January SLD Report 2026

Month Submitted	January
Year	2026

File Number	SLD-25-076	SLD-25-083	SLD-25-096	SLD-26-001
<b>Title</b>	White Run Terrace	Bush and Stran	Blue Ridge Sportsmen's Association, Inc.	Townsend
<b>Plan Type</b>	Residential	Residential	Commercial	Residential
<b>Resubmission</b>	YES	YES	YES	NO
<b>Municipality</b>	Mt. Joy	Germany	Hamiltonban	Huntington
<b>Location</b>	2202 Baltimore Pike	504 St Johns Rd	3030 Waynesboro Pike	503 Main St
<b>Parcel ID</b>	30G15-0009---000	15I17-0066---000	25A17-0072---000	42001-0003---000
<b>School Dist</b>	GASD	LASD	FASD	BSSD
<b>Zoning</b>	BPC	R	MC/C	RS/R-1
<b>Total Site Ac.</b>	66.977	34.154	74.02	30.353
<b>Ac Converted</b>	33.547	10.081	20	1.194
<b>Lot Addition Plan</b>				
<b>New Res Lots/ Units</b>	23	1	0	1
<b>Ac Res Lots/ Units</b>	33.547	10.081	0.000	1.194
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	0
<b>Ac. New Parking</b>				
<b>Description</b>	Single family residential development with 1-2 acre lots and open space	Subdivision of 10 acre residential lot from 30 acre lot	Revised plan for subdivision of 20 acre lot not for development	Subdivision of 1 acre residential lot

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January

File Number	SLD-26-002	SLD-26-003	SLD-26-004	SLD-26-005
<b>Title</b>	AREMS	James and Lisa Lady	Anthony Murren II	Jeffrey Yingling
<b>Plan Type</b>	Institutional	Residential	Residential	Residential
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Bonneauville	Tyrone	Mt. Pleasant	Freedom
<b>Location</b>	10 Elm Ave	445 Chestnut Hill Rd	Smoketown Rd	375 Bullfrog Rd
<b>Parcel ID</b>	06008-0020---000	40G07-0013---000	32J14-0019E--000	13E18-0025---000
<b>School Dist</b>	LASD	UASD	CVSD	GASD
<b>Zoning</b>	V	AP-1/RR	SFR	AG
<b>Total Site Ac.</b>	1.328	91.965	6.67	122.36
<b>Ac Converted</b>	1.328	1.064	0.23	22.24
<b>Lot Addition Plan</b>		YES	YES	
<b>New Res Lots/ Units</b>	0	0	0	1
<b>Ac Res Lots/ Units</b>	0.000	0.000	0.000	22.240
<b>Non-Res Ac. Devpt</b>	1.328			
<b>Building Sq Ft</b>	12246	0	0	0
<b>Ac. New Parking</b>	0.152			
<b>Description</b>	Reconstruction of existing emergency services facility	One acre conveyed to adjacent residential lot	Small lot addition to adjacent residential lot	Subdivision of 22 acre residential/ag lot from 122 acre lot

# Municipal Reviews

File Number	Ordinance	Municipality	Date Submitted
ORD-26-001	Zoning Ordinance	Hamilton Twp	1/23/2026
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** ZOA for Parking

File Number	Ordinance	Municipality	Date Submitted
ORD-26-002	Zoning Ordinance	Hamiltonban Twp	2/4/2026
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Land Owner	<input checked="" type="checkbox"/>	Map

**Description:** Zoning Map Amendment - Petrus Holdings

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January

File Number	SLD-26-006	SLD-26-007
<b>Title</b>	H & H Excavating	William and Joy Weaver
<b>Plan Type</b>	Commercial	Residential
<b>Resubmission</b>	NO	NO
<b>Municipality</b>	Hamilton	Mt. Pleasant
<b>Location</b>	6480 York Rd	789 A Bon Ox Rd
<b>Parcel ID</b>	17K10-0073---000	32I13-0029---000
<b>School Dist</b>	CVSD	CVSD
<b>Zoning</b>	C	LC
<b>Total Site Ac.</b>	9.3829	14.384
<b>Ac Converted</b>	4.3099	1
<b>Lot Addition Plan</b>	YES	
<b>New Res Lots/ Units</b>	0	1
<b>Ac Res Lots/ Units</b>	0.000	1.000
<b>Non-Res Ac. Devpt</b>		
<b>Building Sq Ft</b>	0	0
<b>Ac. New Parking</b>		
<b>Description</b>	Reverse subdivision of 2 lots under the same ownership	Subdivision of 1 acre residential lot

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-26-001	Wolff Bridge	1/16/2026
Permit Type		Municipality
NPDES General Permit		Mt. Pleasant

File Number	Applicant	Date Submitted
Act67/68-26-002	Wawa	1/22/2026
Permit Type		Municipality
NPDES Stormwater/Construction		Berwick

File Number	Applicant	Date Submitted
Act67/68-26-003	Gettysburg Station	2/10/2026
Permit Type		Municipality
NPDES General Permit		Gettysburg

File Number	Applicant	Date Submitted
Act67/68-26-004	Rutters	2/18/2026
Permit Type		Municipality
NPDES General Permit		Berwick

File Number	Applicant	Date Submitted
Act67/68-26-005	AgCom	2/19/2026
Permit Type		Municipality
NPDES General Permit		Straban

File Number	Applicant	Date Submitted
Act67/68-26-006	Ridge Park Comm	2/20/2026
Permit Type		Municipality
NPDES General Permit		Straban