

Adams County Planning Commission

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

Meeting Minutes – April 20, 2022

Attendance:

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

Commissioner - Jim Martin

Staff – Jenna Smith, Robert Thaeler

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

Minutes from March 16, 2022 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: Eight SLD plans were submitted in March 2022, two of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Brookview Solar, Mt. Joy Twp - Resubmission of plan for utility scale solar on 11 agricultural properties
- The Residence of Willoughby Run, Cumberland Twp. - Construction of 8 apartment buildings with varying numbers of dwelling units
- Hillandale Site 1 Remodel, Tyrone Twp. - Demolition of several existing layer houses to be replaced with a single large egg processing facility, as well as construction of new access drives and trailer parking

67/68 Submissions: Six 67/68 land use consistency reviews were submitted in March 2022, including:

- 293 Blettner Ave LLC, Conewago Twp - NPDES Stormwater/Construction
- Cambrian Hills, Berwick Twp. - NPDES General Permit
- Cumberland Village, Cumberland Twp. - NPDES General Permit
- Hillandale Gettysburg, Tyrone Twp. - NPDES Stormwater/Construction, Water Quality Management Part 2 Permit
- Robert Plunckett, Union Twp. - NPDES General Permit

Municipal/Misc. Reviews: Two municipal review and Comprehensive Plans/Misc. were submitted in March 2022, including:

- Union Twp. - Zoning Ordinance amendment revising definitions and use standards related to solar facilities
- Berwick Twp. - Zoning Map amendment to remove two parcels from the Employment Center District and place in the Limited Mixed Use District

Staff Updates

County Zoning Ordinance

Mr. Thaeler presented information regarding the Municipal Curative Amendment process to the Adams County Zoning Ordinance in response to having to declare the ordinance substantively invalid. The County Zoning Ordinance will have to be amended in order to adequately permit all legal uses of property in sufficient quantities. The process to amend the ordinance must be completed by early September at the latest.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:12