

Adams County Planning Commission

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

Meeting Minutes – September 16, 2021

Attendance:

Members – John Lerew, Melvin Lebo, Rick Crouse, Bill Smith, David Arndt Jr., Skip Strayer, Tom Streiff, Jim Morhaleck

Commissioner – Jim Martin

Staff – Jenna Smith, Robert Thaeler

Public - Peter Wertz, Ray Wenger, Erik Vranich, Ben Adar

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

Minutes from July 21, 2021 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 22 SLD plans were submitted in July & August 2021, six of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Wade Run Community, Mt. Joy Twp. - 99 single-family dwellings and 7-acre commercial lot as part of the Links at Gettysburg
- Amblebrook Amenity Area, Straban Twp. - Field change for recreational amenities
- Berlin Junction Manufacturing Center, Oxford Twp. - 4 lot subdivision, construction of 2 warehouses, new roadway connection and rail line rehabilitation
- Cambridge Crossing Phases II & III, Cumberland Twp. - Construction of 79 townhomes and internal roadway in addition to Phase I development
- Knouse Properties, Butler Twp. - Construction of 3 new maintenance sheds

67/68 Submissions: 4 67/68 land use consistency reviews were submitted in July & August 2021, including:

- Iron Horse Transport LLC, Straban Twp. - NPDES Stormwater/Construction
- Berlin Junction, Oxford Twp. - NPDES Stormwater/Construction
- Gregory & Rebecca McGrew, Mt. Joy Twp. - NPDES General Permit
- Christopher Woodward, Highland Twp. - NPDES Stormwater/Construction
- The Links of Gettysburg, Mt. Joy Twp. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: 10 municipal reviews and Comprehensive Plans/Misc. were submitted in July & August 2021, including:

- East Berlin Boro. - Codification of Zoning and Subdivision and Land Development Ordinance
- Hamilton Twp. - Zoning Ordinance amendment regarding Solar Energy Facilities
- Straban Twp. - Zoning Ordinance amendments for definitions and map
- Gettysburg Boro. - Revised Zoning Ordinance amendment regarding short term rentals
- Berwick Twp. - Zoning Ordinance amendment regarding signage
- Union Twp. - Zoning Ordinance amendment for Act 50 compliance
- Mt. Joy Twp. - Zoning Ordinance amendment for Act 50 compliance
- Oxford Twp. - SALDO amendment regarding SMW plans

County Zoning:

Adams County National Bank Special Exception

ACNB has submitted a Special Exception application to the Adams County Zoning Hearing Board to allow for the development of a bank with drive through service at 3425 Biglerville Road in Butler Township. The property is located in the Highway Commercial (HC) District of the Adams County Zoning Ordinance.

Staff Recommendation: ACOPD staff does not object to the development of a bank with drive through service on the subject property. The application as submitted demonstrates compliance with the majority of applicable requirements for the proposed use. ACOPD recommends that the ACPC recommend that the ACZHB approve the submitted special exception under the conditions that:

- The ACZHB confirm missing landscaping information will be integrated into the site plan prior to approval
- The ACHZB confirm site illumination will include full cut-off light fixtures

Mr. Strayer made a motion to recommend that the ACZHB approve the special exception when conditions of approval are applied. The motion was seconded by Mr. Smith and passed unanimously.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:10