

# Adams County Planning Commission

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

February 15, 2023, 7:00 pm

Call-in Information:

Dial: 717-337-5701

Meeting Number: 8608#

Attendee Number: 1234#

*Please Follow Prompts*

## Meeting Agenda

- 1) Attendance
- 2) Adoption of Agenda
- 3) Minutes from Previous Meeting
  - November 16, 2022
- 4) Advance Public Comments
- 5) ACOPD Review Reports
  - Subdivision and Land Development Reviews
  - Act 67/68 Reviews
  - Municipal Reviews
- 6) Staff Updates
  - Adams & Franklin County Broadband Initiative  
<https://broadband-connectivity-initiative-adamsgis.hub.arcgis.com/>
  - Adam County Heritage Plan Update  
<https://adams-county-heritage-plan-adamsgis.hub.arcgis.com/>
- 7) Member Comments
- 8) Adjournment

Next Meeting: March 15, 2023

# Adams County Planning Commission

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

## Meeting Minutes – November 16, 2022

### **Attendance:**

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

*Commissioner* - Jim Martin

*Staff* – Jenna Smith, Robert Thaeler

*Public* – Jim & Heather Crum

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

**Minutes from August 17, 2022 Meeting:** Approved as submitted.

**Advanced Public Comments:** None

### **Staff Reports**

*Adams County Zoning Ordinance – Crum Special Exception*

James and Heather Crum have submitted a special exception application to the Adams County Zoning Hearing Board to allow for the development of an Accessory Dwelling Unit (ADU) at 681 Quaker Run Road in Menallen Township. The property is located in the Land Conservation (LC) District of the Adams County Zoning Ordinance.

The Office of Planning and Development recommended that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted Special Exception. ACOPD further recommended that the Planning Commission recommend conditions related to parking space location, height of the ADU, and location of sewer and water facilities to the Special Exception approval.

Mr. Strayer made a motion to follow staff recommendation to recommend that the ACZHB approve the special exception when conditions of approval are met.

The motion was seconded by Mr. Streiff and passed unanimously.

### **Subdivision and Land Development Report:**

*SLD Submissions:* 36 SLD plans were submitted between August and October 2022, 7 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Colonial Ridge Ph 5, Mt. Pleasant Twp. – 39 proposed townhomes plus four open space lots
- Gerrick Overlook, Germany Twp. – 71 unit single family residential development
- Gettysburg Tour Center, Gettysburg Boro. – resubmission for new tour center building and reconfigured parking
- Redding Properties, LLC, Hamilton Twp. – Proposed hotel with restaurant and garages
- Gettysburg Hilton Garden Inn, Straban Twp. – Four story, 24 room addition to existing hotel
- Affordable Pet Supply, Abbottstown Boro. – Proposed light manufacturing facility
- Kortney Meadows, Straban Twp. – 151-unit single family residential development with four open space lots
- Interchange Storage, Cumberland Twp. – Self-storage facility with 13 buildings
- Wade Run Community, Mt. Joy Twp. – 99 unit single family residential development
- Thunderbolt Self-Storage, LLC, Union Twp. – Construction of five self-storage buildings
- Kennies Market, Butler Twp. – Addition to existing grocery store building
- Green Pallet, Inc., Mt. Joy Twp. – Three proposed large buildings and outdoor storage area

*67/68 Submissions:* 14 67/68 land use consistency review was submitted from August to October 2022, including:

- Blettner Ave LLC, Conewago Twp. – NPDES General Permit
- MCD 4 LLC, Straban Twp. - NPDES General Permit
- CVSD Greenhouse, Oxford Twp. – NPDES Stormwater/Construction
- Kortney Meadows, Cumberland Twp. - NPDES Stormwater/Construction
- Hamiltonban Township Park, Hamiltonban Twp. - NPDES Stormwater/Construction

*Municipal/Misc. Reviews:* Five municipal reviews and Comprehensive Plans/Misc. were submitted from August to October 2022, including:

- Gettysburg Boro. - Zoning text amendment changing various standards and definitions related to event venues
- Cumberland Twp. – Rezoning four parcel from Institutional to Mixed Use
- Littlestown Boro. – Transferred territories from Union and Germany townships.

**Member Comments:** None

**Staff Comments:** None

**Public Comments:** None

**Adjournment:** 8:23

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November SLD Report 2022

Month Submitted	November
Year	2022

File Number	SLD-22-012	SLD-22-077	SLD-22-078	SLD-22-079
<b>Title</b>	Richard Kammerer Jr, et al. Property	Griffith Plumbing Services	Bruce VanDyke	Robert C. Spangler
<b>Plan Type</b>	Residential	Commercial	Residential	Residential
<b>Resubmission</b>	YES	NO	NO	NO
<b>Municipality</b>	Straban	Berwick	Cumberland	Straban
<b>Location</b>	101 Hunterstown Hampton Rd	6431 York Rd	474 Boyds School Rd	1410 Shrivvers Corner Rd
<b>Parcel ID</b>	38H11-0008A--000	04K11-0024---000	09F11-0139---000	38G10-0008---000
<b>School Dist</b>	GASD	CVSD	GASD	GASD
<b>Zoning</b>	R-1	HC	MX	MU-1
<b>Total Site Ac.</b>	168.481	1.13	0.499	105.541
<b>Ac Converted</b>	65.186	1.13	0.045	0.239
<b>Lot Addition Plan</b>			YES	YES
<b>New Res Lots/ Units</b>	0	0	0	0
<b>Ac Res Lots/ Units</b>	0.000	0.000	0.000	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	6600	0	0
<b>Ac. New Parking</b>		0.03		
<b>Description</b>	Revised subdivision of a 65 acre lot from a 100+ acre agricultural/residential lot to adjust line that was originally drawn through a manure pit	Demolition of existing structures a parking area to allow construction of new building and parking area	Lot addition of 0.045 acres conveyed from a half acre residential lot to Cambridge Crossing property	Lot addition of 0.239 acres from a 100 acre ag lot to a 1 1/2 acre residential lot

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November

File Number	SLD-22-080	SLD-22-081
Title	Donlon & Leckemby	J.P. Enterprises
Plan Type	Residential	Residential
Resubmission	NO	NO
Municipality	Carroll Valley	Bendersville
Location	22 Mile Trl	100 Apple Ln
Parcel ID	43041-0124---000	03001-0002A--000
School Dist	FASD	UASD
Zoning	R2	VV
Total Site Ac.	1.877	1.84
Ac Converted	0.163	1.84
Lot Addition Plan	YES	
New Res Lots/ Units	0	3
Ac Res Lots/ Units	0.000	1.840
Non-Res Ac. Devpt		
Building Sq Ft	0	0
Ac. New Parking		
Description	Lot addition of .16 acres to adjacent lot; lot recombination	Subdivision of residential lot into 3 smaller residential lots

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

December SLD Report 2022

Month Submitted	December
Year	2022

File Number	SLD-21-062	SLD-22-043	SLD-22-082	SLD-22-083
<b>Title</b>	Mayberry at Mason Dixon	Myers Family Living Trust	Rose A. Smith Estate	Oak Lawn Cemetery
<b>Plan Type</b>	Residential	Residential	Agricultural	Institutional
<b>Resubmission</b>	YES	YES	NO	NO
<b>Municipality</b>	Littlestown	Menallen	Oxford	Cumberland
<b>Location</b>	635 Hanover Pike	30 Middle Rd	612 Lingg Rd	1380 Chambersburg Rd
<b>Parcel ID</b>	41J17-0054---000	29D05-0024---000	35J12-0031---000	09E12-0079---000
<b>School Dist</b>	LASD	UASD	CVSD	GASD
<b>Zoning</b>	SFR/R-2	LC	RH	INS
<b>Total Site Ac.</b>	113.08	25.79	70.783	24.577
<b>Ac Converted</b>	113.08	1.67	70.783	9.251
<b>Lot Addition Plan</b>				YES
<b>New Res Lots/ Units</b>	250	1	0	0
<b>Ac Res Lots/ Units</b>	62.500	1.670	0.000	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	0
<b>Ac. New Parking</b>				
<b>Description</b>	Resubmission for single-family residential home development with 250 residential lots and 7 open space lots	Revised plan for a proposed 2 acre single family residential lot with 20 acre remainder ag lot	Subdivision of large lot into 3 large agricultural lots	Subdivision of 9 acres from Oak Lawn Cemetery, to be conveyed to an adjacent 0.6 acre property as a lot addition

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

December

File Number	SLD-22-073	SLD-22-084	SLD-22-085	SLD-22-086
<b>Title</b>	Futurestake Inc.	Cedarfield	Ralph & Darlene Beachtel	UQF Holdings, Inc.
<b>Plan Type</b>	Agricultural	Residential	Residential	Agricultural
<b>Resubmission</b>	YES	NO	NO	NO
<b>Municipality</b>	Highland	Bonneauville	Germany	Conewago
<b>Location</b>	280 Knorr Rd	E Hanover St	1280 Georgetown Rd	380 Race Horse Rd
<b>Parcel ID</b>	20D14-0068---000	06009-0040A--000	15J18-0057A--000	08K15-0011---000
<b>School Dist</b>	GASD	LASD	LASD	CVSD
<b>Zoning</b>	LC	MDR	LC	A
<b>Total Site Ac.</b>	48.329	14.49	69.963	147.194
<b>Ac Converted</b>	32.208	14.49	0.951	24.566
<b>Lot Addition Plan</b>				
<b>New Res Lots/ Units</b>	0	77	1	0
<b>Ac Res Lots/ Units</b>	0.000	14.490	0.951	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	0
<b>Ac. New Parking</b>		0.073		
<b>Description</b>	Resubmission for subdivision of large a agricultural lot into 3 smaller ag/open space lots	New phase of Cedarfield consisting of the construction of 77 townhouse units	Subdivision of small residential lot from 70 acre agricultural lot	Subdivision along street centerline of a 25 acre ag lot from ag lot over 100 acres

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

December

File Number	SLD-22-087	SLD-22-088	SLD-22-089	SLD-22-090
<b>Title</b>	Woodhaven Homes LLC	Richard Gordon	GAW Trust	Randall & Lois Brougher
<b>Plan Type</b>	Residential	Residential	Agricultural	Agricultural
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Germany	Freedom	Butler	Straban
<b>Location</b>	399 Kindig Rd	Gordon Rd	Stone Jug Rd	200 Beaver Run
<b>Parcel ID</b>	15J17-0128---000	13E16-0047B--000	07G07-0048A--000	38H09-0013---000
<b>School Dist</b>	LASD	GASD	UASD	GASD
<b>Zoning</b>	LC	RC	AP	R-R
<b>Total Site Ac.</b>	22.278	31.88	114.768	270.805
<b>Ac Converted</b>	22.278	31.88	79.522	22.79
<b>Lot Addition Plan</b>			YES	
<b>New Res Lots/ Units</b>	2	3	0	0
<b>Ac Res Lots/ Units</b>	22.278	31.880	0.000	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	0
<b>Ac. New Parking</b>				
<b>Description</b>	Subdivision of a 22 acre lot into two large residential lots	Subdivision of a 30 acre lot into 10 - 11 acre residential lots	Subdivison of a large agricultural lot, and a lot addition of 10 acres to a 4 acre residential lot	Subdivision of 2 lots from large agricultural lot



# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January SLD Report 2023

Month Submitted	January
Year	2023

File Number	SLD-23-001	SLD-22--031	SLD-23-002	SLD-23-003
<b>Title</b>	Gate of Dawn LLC	The Crossings	The Residence at Willoughby Run	Artillery Ridge Campground WWTP
<b>Plan Type</b>	Residential	Residential	Mixed Use	Infrastructure
<b>Resubmission</b>	NO	YES	NO	NO
<b>Municipality</b>	Franklin	Cumberland	Cumberland	Cumberland
<b>Location</b>	Newman Rd	Old Mill Rd	730 Chambersburg Rd	610 Taneytown Rd
<b>Parcel ID</b>	12B10-0001B--000	09E12-0108B--000	09F12-0308---000	09F14-0071---000
<b>School Dist</b>	GASD	GASD	GASD	GASD
<b>Zoning</b>	O	R	R	VMX
<b>Total Site Ac.</b>	20.075	53.696	13.741	46.4
<b>Ac Converted</b>	20.075	53.696	13.741	0.07
<b>Lot Addition Plan</b>				
<b>New Res Lots/ Units</b>	2	154	112	0
<b>Ac Res Lots/ Units</b>	20.075	26.941	13.741	0.000
<b>Non-Res Ac. Devpt</b>			0.103	0.07
<b>Building Sq Ft</b>	0	0	179640	0
<b>Ac. New Parking</b>			1.34	
<b>Description</b>	Subdivision of 20 acre forested lot into two 10 acre residential lots	Resubmission of single-family residential home development with 154 residential lots and 3 open space (largely for stormwater management) lots	Demolition of all but one existing building, construction of retail building and 8 apartment buildings of varying sizes	Construction of new WWTP, demolition of old

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January

File Number	SLD-23-004	SLD-23-005	SLD-23-006	SLD-23-007
<b>Title</b>	Half Pint Creamery	Speranza Airplane Hanger	Andato LLC	Littlestown Area High School
<b>Plan Type</b>	Commercial	Infrastructure	Residential	Institutional
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Cumberland	Cumberland	Tyrone	Littlestown
<b>Location</b>	1153 Biglerville Rd	1130 Chambersburg Rd	1441 East Berlin Rd	200 E Myrtle St
<b>Parcel ID</b>	09F11-0144---000	09E12-0107---000	40J07-0012---000	27005-0114---000
<b>School Dist</b>	GASD	GASD	UASD	LASD
<b>Zoning</b>	MX	AIR	AP-2/LC	R-1
<b>Total Site Ac.</b>	1.479	54.55	27.19	94.836
<b>Ac Converted</b>	1.479	0.037	11.95	0.894
<b>Lot Addition Plan</b>				
<b>New Res Lots/ Units</b>	0	0	1	0
<b>Ac Res Lots/ Units</b>	0.000	0.000	11.950	0.000
<b>Non-Res Ac. Devpt</b>	1.479	0.037		0.894
<b>Building Sq Ft</b>	2856	0	0	38934
<b>Ac. New Parking</b>	0.193			
<b>Description</b>	Demolition of old video store, construction of new ice cream shop and parking area with connection to Cambridge Crossing Devpt	Construction of a new airplane hanger at Gettysburg Regional Airport	Subdivision of 11 acre residential lot from a 27 acre residential lot	Changes to parking area and three building additions

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January

File Number	SLD-23-008	SLD-23-009	SLD-23-010	SLD-23-011
<b>Title</b>	Champion Mazda	John & Elizabeth Fawcett	Crownstone Dealership	Thomas Walter and Bobin Abraham
<b>Plan Type</b>	Commercial	Residential	Commercial	Residential
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Oxford	Berwick	Straban	Huntington
<b>Location</b>	Carlisle Pike	320 Summit Dr	3140 York Rd	6295 Oxford Rd
<b>Parcel ID</b>	35K12-0122---000	04L11-0105G--000	38H11-0033---000	22H04-0006---000
<b>School Dist</b>	CVSD	CVSD	GASD	BSSD
<b>Zoning</b>	C	RC	EC-1	AC
<b>Total Site Ac.</b>	11.2254		23.62	13.794
<b>Ac Converted</b>	6.2919		23.62	1.7
<b>Lot Addition Plan</b>				YES
<b>New Res Lots/ Units</b>	0	0	0	0
<b>Ac Res Lots/ Units</b>	0.000	0.000	0.000	0.000
<b>Non-Res Ac. Devpt</b>			23.62	
<b>Building Sq Ft</b>	16618	0	40250	0
<b>Ac. New Parking</b>	0.096		0.64	
<b>Description</b>	New proposed dealership with service bays and parking area	Subdivision in York County, portion of property in Adams County	Construction of tractor/farm equipment auction site with parking, equipment display area, etc.	Creating two equal sized lot additions to be traded between adjacent lots

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-22-043	Gettysburg Inner Loop Ph B	11/18/2022
Permit Type		Municipality
NPDES Stormwater/Construction		Gettysburg

File Number	Applicant	Date Submitted
Act67/68-22-044	Union Square Community	11/23/2022
Permit Type		Municipality
NPDES Stormwater/Construction		Straban

File Number	Applicant	Date Submitted
Act67/68-22-045	Pipe Replacement	11/23/2022
Permit Type		Municipality
NPDES General Permit		Menallen

File Number	Applicant	Date Submitted
Act67/68-22-046	Amblebrook Wastewater treatment plant	11/30/2022
Permit Type		Municipality
NPDES Stormwater/Construction		Straban

File Number	Applicant	Date Submitted
Act67/68-22-047	Green Pallet LLC	12/2/2022
Permit Type		Municipality
NPDES Stormwater/Construction		Mt. Joy

File Number	Applicant	Date Submitted
Act67/68-22-048	Single Family house	12/9/2022
Permit Type		Municipality
NPDES Stormwater/Construction		Hamiltonban

File Number	Applicant	Date Submitted
Act67/68-23-001	Cambrian Hills LP	12/27/2022
Permit Type		Municipality
NPDES General Permit		Berwick

File Number	Applicant	Date Submitted
Act67/68-23-002	Mid Atlantic Tranmission	12/27/2022
Permit Type		Municipality
NPDES General Permit		Straban

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-003	Sentz Properties LLC	1/3/2023
Permit Type	Municipality	
NPDES General Permit	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-23-004	Cumbmland Villiage Ph11A2	1/6/2023
Permit Type	Municipality	
NPDES General Permit	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-23-006	Littlestown School District	1/13/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Littlestown	

File Number	Applicant	Date Submitted
Act67/68-23-008	JoBo Holstein LLC	1/13/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Mt. Pleasant	

File Number	Applicant	Date Submitted
Act67/68-23-006	Lincoln estates LLC	1/17/2023
Permit Type	Municipality	
NPDES General Permit	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-23-007	Cambrian Hills LP	1/17/2023
Permit Type	Municipality	
NPDES General Permit	Berwick	

File Number	Applicant	Date Submitted
Act67/68-23-009	Karl Barron Stream Crossing	1/18/2023
Permit Type	Municipality	
Water Obstruction and Encroachment Activities	Liberty	

File Number	Applicant	Date Submitted
Act67/68-23-014	Union Square	1/19/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-010	Columbia Gas - Jonathan Kilmer	1/23/2023
Permit Type		Municipality
NPDES General Permit		Biglerville

File Number	Applicant	Date Submitted
Act67/58-23-011	JVI Group Inc	1/24/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Straban

File Number	Applicant	Date Submitted
Act67/68-23-011	Spencer Deve	1/25/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Germany

File Number	Applicant	Date Submitted
Act67/68-23-012	UTZ Quality Foods	1/30/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Conewago

File Number	Applicant	Date Submitted
Act67/68-23-013	Sutton Run Estate	1/30/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Abbottstown

File Number	Applicant	Date Submitted
Act67/68-23-015	Ridge Rentals	1/30/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Biglerville

File Number	Ordinance	Municipality	Date Submitted
ORD-22-035	Zoning Ordinance	Straban Twp	11/9/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input type="checkbox"/>	Text

**Description:** Corner Lot Setbacks

File Number	Ordinance	Municipality	Date Submitted
ORD-22-036	Zoning Ordinance	Bonneauville Boro	11/21/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Solar Energy

File Number	Ordinance	Municipality	Date Submitted
ORD-22-037	Zoning Ordinance	Bonneauville Boro	12/14/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Mini Storage

File Number	Ordinance	Municipality	Date Submitted
ORD-23-001	Zoning Ordinance	Berwick Twp	1/3/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Definition of Livestock exotic Animals Pasture

# Comprehensive Plans/Misc.

<b>File Number</b>	<b>Title</b>	<b>Municipality</b>	<b>Date Submitted</b>
MISC-22-006	Expand Water Service	Reading	11/22/2022