

Adams County Planning Commission

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

Meeting Minutes – July 15, 2020

Attendance:

Members – John Lerew, Victor Frank, Melvin Lebo, Al Lowas, Richard Crouse, Bill Smith, Skip Strayer, Ed Kaplan

Commissioner – Jim Martin

Staff – Jenna Smith, Laura Neiderer, Andrew Merkel, Robert Thaeler

Public – Glenda Farquhar

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

Minutes from June 17, 2020 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 9 SLD plans were submitted in June 2020, one of which was a resubmission. There were subdivisions, lot additions, and land development plans including:

- Adams County SPCA Stabilized Storage Area, Straban Twp. – Resubmission proposing an additional 12 space employee parking area
- Oxford Avenue, Conewago Twp. – Sketch plan proposing 399 residential units of various types to be accessed from a new road that will connect to Oxford Avenue.
- George F. Wiesenborn, IV, Straban Twp. – Lot addition of 0.59 acres to the adjacent property
- Amelia B. Mattern, Latimore Twp. – Subdivision of the parcel into four new residential lots
- Matthew & Theresa Sollenberger, Franklin Twp. – Subdivision of one new 30-acre lot and proposal for a new dwelling
- Howard A. Deshong, Tyrone Twp. – Lot addition of 22 acres to the adjacent property
- Christopher A. Hare, Menallen Twp. – Lot addition of 0.1 acres to the adjacent property
- Randal & Leslie Breigher, Union Twp. – Proposed accessory building, associated driveway, and landscaping for an existing vehicle service center
- Josiah Kuepfer, Mount Pleasant Twp. – Lot addition of 1 acre to the adjacent property

67/68 Submissions: 4 67/68 land use consistency reviews were submitted in June 2020, including:

- Conewago School Multi Purpose Turf Field, Oxford Twp. – NPDES General Permit
- Lisa Carey Single Family, Cumberland Twp. – NPDES General Permit

- Germany Township Municipal Park Project – NPDES General Permit
- Gettysburg Airport, Cumberland Twp. – NPDES Stormwater/Construction

Municipal/Misc. Reviews: 10 municipal reviews and Comprehensive Plans/Misc. were submitted in June 2020, including:

- Cumberland Twp.
 - o Floodplain ordinance
 - o Zoning ordinance amendment for solar energy
 - o Zoning ordinance amendment for steep slope protection
 - o Zoning ordinance for development standards (Chapter 27, Part 6, Section 603)
- Straban Twp. – Floodplain ordinance
- Franklin Twp. – Zoning ordinance amendment for conditional use and application procedure
- Mount Pleasant Twp. – Floodplain ordinance
- Littlestown Boro. – Floodplain ordinance
- Butler Twp. – Floodplain ordinance
- Conewago Twp. – Zoning ordinance amendment for the transition of five parcels from suburban residential to agricultural

County Zoning:

Farquhar Special Exception Application

Glenda Farquhar has submitted a special exception application to the Adams County Zoning Hearing Board to allow for a Farm Market/Agritourism use in Butler Township. Ms. Farquhar owns the property at 2385 Table Rock Road in the Agricultural Preservation (AP-1) District of the Adams County Zoning Ordinance.

Staff Recommendation: Staff does not object to the development of a Farm Market/Agritourism use of the subject property from a community planning perspective. The submitted application demonstrates compliance with most of the applicable requirements for the proposed use, and it is anticipated that the applicant will be able to demonstrate compliance with all standards through testimony before the Zoning Hearing Board. The staff recommend that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application under the condition that parking standards will be compliant with the Adams County Zoning Ordinance.

Motion: Mr. Strayer made a motion to recommend that the Adams County Zoning Hearing Board approve the application as submitted when conditions of approval are applied.

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

Staff Updates:*Draft 2021-2024 Transportation Improvement Program*

Mr. Merkel presented some of the highlights of the Draft Transportation Improvement Program. There are 21 total projects on the upcoming TIP including 15 bridge projects, two highway projects, and two nonmotorized projects. The budget for the TIP is projected at 36 with most funding coming from the federal and state levels. It was noted that the bulk of the changes in funding were a result of changes made by PennDOT to funding formulas in which a greater amount of funding was directed towards interstate highways as opposed to local level roads. Adams County and other Pennsylvania MPOs are not necessarily receiving a direct benefit from those projects. Also discussed was air quality, which while not regulated, still has the potential to improve in the upcoming years.

The previous ACTPO meeting was held virtually on July 1st, 2020. During that meeting only one member of the public expressed opposition to the Eisenhower Extension Project TSM Alternative as 56 properties could be impacted by the potential route. It was desired that ACTPO also oppose the alternative. The public comment period for the Draft TIP has been active since June 15th, 2020 and will end on July 17th, 2020. There were more inquiries concerning the Eisenhower Extension Project, and other comments related to local bridge projects. Comments from municipalities and residents that have been made outside of the public comment period have been brought forth to reconcile positions on this particular project. York and Adams counties still have not agreed upon a preferred option for the final route or improvements.

Commission Suggestions to ACTPO

Mr. Strayer commented that after all the time and funding that has already been placed into the Eisenhower Extension Project, the “do nothing” option is no longer feasible. ACTPO should move forward with approving an agreed upon route and design.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 7:54 PM.