

Adams County Planning Commission

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

Meeting Minutes – April 21, 2021

Attendance:

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

Commissioner – Jim Martin

Staff – Jenna Smith, Sherri Clayton-Williams, Harlan Lawson

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

Reorganization: Mr. Morhaleck nominated the current slate of officers and made a motion to accept the slate as presented. The motion was seconded by Mr. Smith and passed unanimously.

Minutes from December 16, 2020 Meeting: Approved as submitted.

Minutes from February 17, 2021 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 30 SLD plans were submitted in February and March 2021, eight of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Kevin Holtzinger, Reading Twp. - Subdivision of a 14-acre agricultural lot, with a 71-acre remainder lot.
- Matthew Weaver Auto, Berwick Twp. - Resubmission with minor changes for proposed auto body repair shop and office building
- Meadow View Townhomes, Cumberland Twp. - Resubmission with minor changes of a proposed lot consolidation and development of 36 townhomes and a community building.
- Thunderbolt Self Storage LLC, Union Twp. - Proposed development of two self-storage buildings.
- TKC CCXXX Gettysburg Shopping Center, Straban Twp. - Revised plan with minor changes for proposed shopping mall and parking area.
- Shippensburg Physical Therapy, Gettysburg Boro. - Revised plan proposing two medical office buildings, with the removal of the four duplex units previously proposed on an adjacent lot.

- Conewago Enterprises Parking Expansion, Conewago Twp. - Addition of 59 new parking spaces for use by existing facility.

67/68 Submissions: 13 67/68 land use consistency reviews were submitted in February and March 2021, including:

- James and Julie Dunlop, Straban Twp. - NPDES Stormwater/Construction
- MHC Round Top II, Cumberland Twp. - NPDES Stormwater/Construction
- First Energy, Straban Twp. - NPDES Stormwater/Construction
- Mark Kitzinger, Mt. Joy Twp. - NPDES Stormwater/Construction
- Thunderbolt Storage LCC, Union Twp. - NPDES Stormwater/Construction
- Conewago Creek Bridge Replacement, Straban Twp. - NPDES Stormwater/Construction
- Artillery Ridge Campground, Cumberland Twp. - NPDES Stormwater/Construction
- Mayberry at Mason Dixon, Union Twp. - NPDES Stormwater/Construction
- Hillandale Gettysburg, Tyrone Twp. - NPDES Stormwater/Construction
- Hanover Wastewater Treatment, McSherrystown Boro. - PADEP Public Water Supply Permit
- 226 Church St, Chapter 102 Permit, Conewago Twp. - NPDES General Permit
- Eagle View Motor Home Park, Berwick Twp. - NPDES General Permit
- Hillandale Site 5, Tyrone Twp. - NPDES General Permit

Municipal/Misc. Reviews: 4 municipal reviews and Comprehensive Plans/Misc. were submitted in February and March 2021, including:

- Conewago Twp. - Zoning Ordinance revision to remove maximum floor area ratio provision.
- Hamiltonban Twp. - Codification of Official Map, SALDO, and Zoning Ordinance

Staff Update

Equine Economic Impact Assessment

Mr. Lawson presented some highlights from the Equine Economic Impact Assessment. This study was conducted in collaboration with The Chesapeake Group with the goal of determining how Adams County's equine industry contributes to the overall County economy. This study demonstrated to staff that other economic impact assessments can be completed for other Adams County industries without having to fully rely on consultant assistance.

In terms of the methods utilized to determine an economic impact, a survey was released among horse owners and businesses in order to determine the sector individuals and businesses participated in. Another step involved determining the acreage of land throughout the County that is used as horse pastures. It was eventually determined that there are 8,489 acres in horse pastureland and 5,700 horses throughout the County. The total annual economic impact of the industry is \$49,023,000.

Interesting findings included:

- Soil quality does not necessarily affect the presence and abundance of horse pastures.
- Horses that come from breeding operations contribute 36% more to the annual economic impact than horses that are not involved in breeding operations.
- Only 540 acres of the 8,489 acres in horse pastures are preserved through an agricultural conservation easement.
- Competition for land with residential development will be the primary factor in determining the future of the industry.

CHIRP Update

The COVID Hospitality Industry Recovery Program administered by the Adams Economic Alliance has closed. They were able to distribute \$1.16M in grant funding to 54 applicants to the program.

American Rescue Plan Act

More funding will be issued to the County to direct towards various relief projects related to COVID-19. No substantive guidance has been released yet, however; the funds can be spent through 2024.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:02