

Adams County Planning Commission

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

Meeting Minutes – July 21, 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, Andrew Merkel

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

Minutes from May 19, 2021 Meeting: Approved as submitted.

Nomination of Vice-Chairman: Mr. Strayer nominated Mr. Lebo to fill the position of Vice-Chairman previously held by Victor Frank who has resigned from his position on the Adams County Planning Commission. The motion was seconded by Mr. Crouse and passed unanimously.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 16 SLD plans were submitted in May & June 2021, two of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Philip Dickensheets, Mt. Pleasant Twp. - Revised subdivision and lot consolidation
- Sew N' Place, Franklin Twp. - Resubmission of proposed building addition and change in parking lot design
- Henry King, Cumberland Twp. - Proposed construction of two greenhouses on existing agricultural property
- Hillandale Gettysburg, Tyrone Twp. - Removal of existing layer barns, manure stacking buildings, and egg processing buildings for reconstruction on the same lot
- Royal Farms, Straban Twp. - Proposed gas station/convenience store at the location of a proposed shopping center
- Nicole Thomas, Tyrone Twp. - Proposed residence and dog training facility
- Gettysburg Strength & Conditioning, Gettysburg Boro. - Subdivision of lot containing duplex along center wall
- Alan Trider Revocable Trust, Liberty Twp. - Extinguish internal tract boundaries to create a 332-acre lot.

67/68 Submissions: 12 67/68 land use consistency reviews were submitted in May & June 2021, including:

- Little Round Top Visitor Use Area, Cumberland Twp. - NPDES Stormwater/Construction
- Utz Trailer Parking, Conewago Twp. - NPDES Stormwater/Construction
- Samwill Acres, LLC., Huntington Twp. - NPDES Stormwater/Construction
- Construct 79 Townhomes, Cumberland Twp. - NPDES Stormwater/Construction
- Apple Automotive, Berwick Twp. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: 6 municipal reviews and Comprehensive Plans/Misc. were submitted in April 2021, including:

- Gettysburg Boro. - Zoning Ordinance amendment to revise definitions for short-term rental uses
- Cumberland Twp. -
 - o Zoning Ordinance and SALDO amendments to revise definition of “Open Space” and to put in place additional standards for open space in residential developments
 - o Conditional use application for self-storage facility
 - o Conditional use application for existing campground facility
- Reading Twp. - Zoning Ordinance text and map amendment
- Mt. Joy Twp. - Conditional use application for manufacturing of carriages on agricultural/residential property

Staff Reports:

Mount Pleasant Township ASA Seven Year Review

Mount Pleasant Township has submitted 24 parcels for reestablishment in their Agricultural Security Area. One of the parcels on the submitted list no longer meets the minimum qualifications for the program as it is now being utilized as a residential lot. ACOPD staff recommends that the Adams County Planning Commission recommend that the Mount Pleasant Township Supervisors approve the 23 parcels with changes made by staff to the ASA as submitted. Staff recommends removing the residential parcel from the program.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Mount Pleasant Township Supervisors approve the 23 parcels with changes made by staff as submitted and remove the residential parcel from the program.

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

Huntington Township ASA Review

Huntington Township has submitted one parcel for addition to their Agricultural Security Area. The parcel meets minimum qualifications to be added to the program. ACOPD staff

recommends that the Adams County Planning Commission recommend that the Huntington Township Supervisors approve the proposed addition to the Huntington Township ASA.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Huntington Township Supervisors approve the proposed addition to the Huntington Township ASA.

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

2020 Annual Report

Ms. Smith presented information from the 2020 Annual Report including totals and trends in submissions for various reviews, County building permit data, and work completed in the various divisions last year.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:09