

Adams County Planning Commission

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

July 20, 2022, 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
 - May 18, 2022
- 4) Advance Public Comments
- 5) ACOPD Review Reports
 - Subdivision and Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
- 6) Staff Reports
 - Onward2050 - Long Range Transportation Plan
 - Plan:
https://mapping.adamscountypa.gov/web/onward/ONWARD2050_DRAFT_June22.pdf
 - Appendix:
<https://mapping.adamscountypa.gov/web/onward/ONWARD2050Appendix.pdf>
- 7) Member Comments
- 8) Adjournment

Next Meeting: August 17, 2022

Adams County Planning Commission

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

Meeting Minutes – May 18, 2022

Attendance:

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

Commissioner - Jim Martin

Staff – Jenna Smith, Laura Neiderer, Andrew Merkel

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

Minutes from April 20, 2022 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: Ten SLD plans were submitted in April 2022, two of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Chesterfield Phase 2, Reading Twp. - Revised plan for 16 single family residences
- Willoughby Storage, Cumberland Twp. - Proposed self-storage facility
- Union Square, Straban Twp. - Proposed apartment complex with 300 total units and other community facilities
- Ream Roofing Associates, Inc., Berwick Twp. - Proposed office/shop with potential future expansion

67/68 Submissions: Four 67/68 land use consistency reviews were submitted in April 2022, including:

- James & Joyce Knefley, Cumberland Twp. - NPDES Stormwater/Construction
- Hampton Heights, Reading Twp. - NPDES Major Modification
- FLI - Thomas LP, Straban Twp. - NPDES Stormwater/Construction
- Cross Keys Bridgewater Expansion, Oxford Twp. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Four municipal reviews and Comprehensive Plans/Misc. were submitted in April 2022, including:

- Oxford Twp. - Zoning Map amendment to move two parcels to the industrial district
- Tyrone Twp. - Zoning Ordinance amendment to update definitions and add uses such as animal hospitals/veterinarians, kennels, etc.
- Cumberland Twp. - Conditional Use Application for self-storage facility, Zoning Ordinance Amendment to change the maximum permitted height of “Essential Services”

Staff Reports

Agricultural Security Area Reviews

Mount Pleasant Township Seven Year Review

Mount Pleasant Township has submitted 11 parcels for reestablishment in their Agricultural Security Area. There were minor name and acreage changes. ACOPD recommends that the ACPC recommend the Mount Pleasant Township Supervisors approve the 11 parcels within the Mount Pleasant Township ASA for the year 2022 Seven Year Review as submitted with the changes made by staff.

Mr. Crouse made a motion to follow the staff recommendation and recommend the Mount Pleasant Township Supervisors approve the 11 parcels within the ASA for the year 2022 Seven Year Review as submitted with the changes made by staff.

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

Mount Joy Township ASA Review

Mount Joy Township has submitted one parcel for addition into their Agricultural Security Area. The parcel meets the minimum qualifications to be added to the program. ACOPD recommends that the ACPC recommend the Mount Joy Township Supervisors approve the proposed addition to the Mount Joy Township ASA.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Mount Joy Township Supervisors approve the proposed addition to the Mount Joy Township Agricultural Security Area.

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

2023-2026 Draft Transportation Improvement Program

Ms. Neiderer presented an overview of the Draft TIP and provided some information regarding the public comment period that will end on June 16th. Two meetings with question-and-answer sessions will also be provided. The summary of the TIP included information on transportation projects that will be funded and through which sources, as well as some additional information regarding how those projects are related to air quality and environmental justice.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:01

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May SLD Report 2022

Month Submitted	May
Year	2022

File Number	SLD-00-053	SLD-22-026	SLD-22-027	SLD-22-028
Title	Hampton Heights Ph V	City Mart	531 Baltimore Street	Black Lane Yard Expansion
Plan Type	Residential	Commercial	Commercial	Industrial
Resubmission	YES	NO	NO	NO
Municipality	Reading	Gettysburg	Gettysburg	Conewago
Location	Stoney Pt/East Berlin Rd	150 Carlisle St	531 Baltimore St	576 Edgegrove Road
Parcel ID	36K07-0023A--000	16007-0099---000	16013-0124---000	08K13-0018---000
School Dist	BSSD	GASD	GASD	CVSD
Zoning	R-2	OT	TC	I
Total Site Ac.	18.11	0.57	0.1	109.25
Ac Converted	18.11	0.57	0.1	10.86
Lot Addition Plan				
New Res Lots/ Units	20	0	0	0
Ac Res Lots/ Units	16.111	0.000	0.000	0.000
Non-Res Ac. Devpt		0.57	0.1	10.86
Building Sq Ft		8618	2715	
Ac. New Parking		0.08		
Description	Phase 5 of single-family residential development with 20 residential lots and one stormwater management lot	Proposed hotel building with two connected retail spaces, parking lot to side of building	Proposed commercial building to replace demolished building	Addition of gravel pad and stormwater detention basin

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May

File Number	SLD-22-029	SLD-22-030	SLD-22-031	SLD-22-032
Title	Michael Golden	Butler Township Municipal Building	The Crossings	Utz Building Expansion
Plan Type	Residential	Institutional	Residential	Industrial
Resubmission	NO	NO	NO	NO
Municipality	Freedom	Butler	Cumberland	Conewago
Location	1910 Bullfrog Rd	344 Arendtsville Rd	Old Mill Rd	101 Kindig Ln
Parcel ID	13D16-0048---000	07E08-0056---000	09E12-0108B--000	08L14-0022---000
School Dist	GASD	UASD	GASD	CVSD
Zoning	RC	SFR	R	I
Total Site Ac.	29.939	2.92	53.696	82.021
Ac Converted	5.073	2.92	53.696	82.021
Lot Addition Plan	YES			
New Res Lots/ Units	0	0	154	0
Ac Res Lots/ Units	0.000	0.000	26.941	0.000
Non-Res Ac. Devpt		2.92		51
Building Sq Ft		8400		751285
Ac. New Parking				0.55
Description	Lot addition of 5 acres to adjacent lot	Demolition of existing maintenance building and removal of gravel stockpile area, replace with new parking spaces and new municipal building	Single-family residential home development with 154 residential lots and 3 open space (largely for stormwater management) lots	Significant expansion of existing UTZ Warehouse

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June SLD Report 2022

Month Submitted	June
Year	2022

File Number	SLD-21-046	SLD-21-069	SLD-22-011	SLD-22-026
Title	Nicole Thomas	Sutton Run Estates	Inch and Company	City Mart
Plan Type	Commercial	Residential	Residential	Commercial
Resubmission	YES	YES	YES	YES
Municipality	Tyrone	Berwick	Straban	Gettysburg
Location	Old Harrisburg Rd	Sutton Rd	3 Shealer Rd	150 Carlisle St
Parcel ID	40002-0056---000	01005-0012---000	38G12-0047---000	16007-0099---000
School Dist	UASD	CVSD	GASD	GASD
Zoning	V	LDR/R-2	EC-1	OT
Total Site Ac.	5.109	34	82.22	0.57
Ac Converted	1.5	34	82.22	0.57
Lot Addition Plan		YES		
New Res Lots/ Units	0	58	96	0
Ac Res Lots/ Units	0.000	24.000	0.000	0.000
Non-Res Ac. Devpt	1.5			0.57
Building Sq Ft	472			8618
Ac. New Parking	0.16			0.08
Description	Proposed dog training facility	Resubmission of Lot consolidation of three adjacent lots, 58 proposed single-family residential lots, 3 SWM lots, and internal road network	Revised Layout for 4 apartment buildings w/ 24 units each proposed along with a community center and pool. First phase of larger apartment complex proposal.	Proposed hotel building with two connected retail spaces, parking lot to side of building

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June

File Number	SLD-22-027	SLD-22-033	SLD-22-034	SLD-22-035
Title	531 Baltimore Street	Thomas & Sandra Danner	Blettner Ave Snack Food Plant	Douglas & David Kump
Plan Type	Commercial	Residential	Industrial	Residential
Resubmission	YES	NO	NO	NO
Municipality	Gettysburg	Berwick	Conewago	Hamiltonban
Location	531 Baltimore St	60 Segovia Ct	293 Blettner Avenue	Whippoorill Ln
Parcel ID	16013-0124---000	04L12-0132---000	08K12-0007---000	18B13-0003AA-000
School Dist	GASD	CVSD	CVSD	FASD
Zoning	TC	RC	I	R-1
Total Site Ac.	0.1	6.95	104.683	10.1
Ac Converted	0.1	6.95	35	10.1
Lot Addition Plan		YES		YES
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt	0.1		35	
Building Sq Ft	2715		337790	
Ac. New Parking			2.017	
Description	Resubmission with additional details for proposed commercial building to replace demolished building	Subdivision of ~2 acres from an existing residential lot to be conveyed to adjacent lot	Proposed construction of food manufacturing/production facility and wastewater pretreatment facility, room left for potential future expansion	Lot addition of 2 ~4 acre lots to a 1 acre lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June

File Number	SLD-22-036	SLD-22-037	SLD-22-038	SLD-22-039
Title	Liberty RV of Gettysburg	Holland Construction	Bermudian Springs New Middle School	Gettysburg Tour Center
Plan Type	Commercial	Industrial	Institutional	Commercial
Resubmission	NO	NO	NO	NO
Municipality	Cumberland	Conewago	Huntington	Gettysburg
Location	60 Knight Rd	100 Blettner Ave	7335 Carlisle Pike	700 Baltimore St
Parcel ID	09F15-0067---000	08L15-0060---000	22J05-0025---000	16013-0179---000
School Dist	GASD	CVSD	BSSD	GASD
Zoning	VMX	I	AC	TC
Total Site Ac.	11.134	17.631	89.09	1.485
Ac Converted	0.039	10	3	1.485
Lot Addition Plan				
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt	0.039	10	2	1.485
Building Sq Ft	1720	139500	5990	3470
Ac. New Parking		0.29	2	
Description	Additions totaling 1720 square feet to existing building	Proposed warehouse facility	New parking area and field house	New tour center building and parking area changes

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June

File Number	SLD-22-040	SLD-22-041	SLD-22-042
Title	Peter Koufos	Knouse Foods Cooperative	Sauble, Sauble, Boyer, McNair
Plan Type	Residential	Residential	Agricultural
Resubmission	NO	NO	NO
Municipality	Tyrone	Tyrone	Huntington
Location	2069 Upper Bermudian Road	Peach Glen - Idaville Rd	Willow Ln
Parcel ID	40H05-0039---000	40F03-0022A--000	22H05-0022---000
School Dist	UASD	UASD	BSSD
Zoning	AP-1	AP-1	AC
Total Site Ac.	104.15	77.44	72.02
Ac Converted	2	11.52	10.2
Lot Addition Plan		YES	
New Res Lots/ Units	1	0	0
Ac Res Lots/ Units	2.000	0.000	0.000
Non-Res Ac. Devpt			
Building Sq Ft			
Ac. New Parking			
Description	Creating a 2 acre residential lot from 100 acre ag lot, access easement for geothermal heat system will remain on ag lot	Lot addition of 11 acres conveyed from Knouse Foods to adjacent wooded/residential lot	Creating a 10 acre ag only lot from an existing 70 acre ag lot

File Number	Ordinance	Municipality	Date Submitted
ORD-22-019	SALDO	Liberty Twp	5/9/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Amendments Incorporated for Codification

File Number	Ordinance	Municipality	Date Submitted
ORD-22-018	Zoning Ordinance	Liberty Twp	5/9/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Amendments Incorporated for Codification

File Number	Ordinance	Municipality	Date Submitted
ORD-22-022	Zoning Ordinance	Hamilton Twp	5/24/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Wireless Communications Towers

File Number	Ordinance	Municipality	Date Submitted
ORD-22-021	Zoning Ordinance	Reading Twp	5/24/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Update Definitions/Standards For Signs

File Number	Ordinance	Municipality	Date Submitted
ORD-22-020	Zoning Ordinance	Reading Twp	5/24/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Increase Permitted Height of Fences - Front Yard

File Number	Ordinance	Municipality	Date Submitted
ORD-22-023	Zoning Ordinance	Hamilton Twp	6/16/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Homeowner Associations

File Number	Ordinance	Municipality	Date Submitted
ORD-22-024	Zoning Ordinance	Conewago Twp	6/22/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Land Owner	<input type="checkbox"/>	Map

Description: Re-zoning 3 parcels from R1 to Industrial

File Number	Ordinance	Municipality	Date Submitted
ORD-22-025	Zoning Ordinance	Cumberland Twp	6/30/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Land Owner	<input checked="" type="checkbox"/>	Map
Description: Stanley Clark - RMH to Mixed Use			

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-22-020	Eric Smith	5/2/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Conewago	

File Number	Applicant	Date Submitted
Act67/68-22-021	UTZ Quality Foods LLC	5/2/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Conewago	

File Number	Applicant	Date Submitted
Act67/68-22-022	Ream Roofing	5/2/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Berwick	

File Number	Applicant	Date Submitted
Act67/68-22-023	Ag Comm	5/11/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

File Number	Applicant	Date Submitted
Act67/68-22-024	Culvert crossing under Shank Rd	5/25/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

File Number	Applicant	Date Submitted
Act67/68-22-025	Thomas Gebhart subdivision	5/31/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Bonneauville	

File Number	Applicant	Date Submitted
Act67/68-22-026	Inch's Properties	6/21/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

File Number	Applicant	Date Submitted
Act67/68-22-027	Akshay Vidyarthi Subdivision	6/29/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Tyrone	