

Adams County Planning Commission

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

November 16, 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
 - August 17, 2022
- 4) Advance Public Comments
- 5) ACOPD Review Reports
 - Subdivision and Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
- 6) Staff Reports
 - Adams County Zoning Special Exception Application – James Crum
- 7) Member Comments
- 8) Adjournment

Next Meeting: December 21, 2022

Adams County Planning Commission

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

Meeting Minutes – August 17, 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

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

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

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 10 SLD plans were submitted in July 2022, 5 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Petrus Holdings – Charcoal Property, Hamiltonban Twp. - Revised proposal for construction of chapel, 14 hermitages, storage buildings
- Gettysburg Tour Center, Gettysburg Boro. - New tour center building and parking layout changes
- Roundtop Lot Addition, Mt. Joy Twp. – Conveying HOA owned open space areas to adjacent property owners
- Knouse Foods Cooperative, Franklin Twp. – Subdivision of 40-acre lot in half

67/68 Submissions: One 67/68 land use consistency review was submitted in July 2022, including:

- Hanover Retail Holdings, LLC, Berwick Twp. - NPDES Stormwater/Construction

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

- Fairfield Boro. – Zoning ordinance amendment regarding signage for emergency services uses
- Gettysburg Boro. - Zoning text amendment changing various standards and definitions related to short term lodging

Staff Reports

Reading Township Agricultural Security Area Review

Reading 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 Reading Township supervisors approve the proposed addition to the Reading Township ASA.

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

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

Adams County Zoning Ordinance - Curative Amendment

Mr. Thaeler presented an overview of the curative amendment process and the proposed text amendment to the Adams County Zoning Ordinance. The amendment primarily includes definitions and standards for uses that are not currently permitted under the current ordinance. There are also some significant proposed provisions to the Residential and Employment Center Districts.

There was some discussion regarding the curative amendment process generally, as well as some more specific questions about how Event Venues are handled within the amendment.

Mr. Strayer made a motion to recommend that the Adams County Commissioners consider adoption of the Curative Amendment as currently proposed.

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

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:01

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August SLD Report 2022

Month Submitted	August
Year	2022

File Number	SLD-18-048	SLD-19-085	SLD-22-039	SLD-22-048
Title	Colonial Ridge Phase IV	Gerrick Overlook	Gettysburg Tour Center	Redding Properties, LLC
Plan Type	Residential	Residential	Commercial	Commercial
Resubmission	YES	YES	YES	NO
Municipality	Mt. Pleasant	Germany	Gettysburg	Hamilton
Location	Two Taverns Rd	Frederick Pike	700 Baltimore St	3345 Carlisle Pike
Parcel ID	32H14-0030---000	15I17-0129B--000	16013-0179---000	17K10-0070---000
School Dist	LASD	LASD	GASD	CVSD
Zoning	MDR	SFR/LC	TC	C
Total Site Ac.	9.111	47.342	1.485	13.163
Ac Converted	9.111	47.342	1.485	1.619
Lot Addition Plan				
New Res Lots/ Units	39	71	0	0
Ac Res Lots/ Units	5.500	37.900	0.000	0.000
Non-Res Ac. Devpt			1.485	1.619
Building Sq Ft			3470	
Ac. New Parking	0.147			0.321
Description	39 proposed townhomes on individual lot, plus four open space/recreational lots	Resubmission of proposed single-family residential development and associated utility infrastructure	New tour center building and parking area changes, two additional landscaping areas within the parking lot are proposed	Proposed hotel/restaurant with parking lot & garages

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-22-049	SLD-22-050	SLD-22-051	SLD-22-052
Title	Mitchell, Natalie, Isaac, and Jeremy Miller	Barbara A. Martin	Gettysburg Hilton Garden Inn	BJML Enterprises
Plan Type	Residential	Agricultural	Commercial	Residential
Resubmission	NO	NO	NO	NO
Municipality	Reading	Conewago	Straban	Union
Location	1000 Round Hill Rd	845 Hostetter Rd	1061 York Rd	Mehring Rd
Parcel ID	36J06-0034---000	08K15-0013---000	38G12-0125---000	41J17-0136B--000
School Dist	BSSD	CVSD	GASD	LASD
Zoning	AC	A	EC-1	R-1
Total Site Ac.	97.92	59.62	3.512	20.584
Ac Converted	0.46	12.17	0.063	20.584
Lot Addition Plan	YES			
New Res Lots/ Units	0	1	0	22.584
Ac Res Lots/ Units	0.000	12.170	0.000	0.000
Non-Res Ac. Devpt			0.0628	
Building Sq Ft			2738	
Ac. New Parking				
Description	Lot addition of 0.46 acres to be conveyed to adjacent property (SLD-20-016 - same proposal by lot owners who are to receive the lot addition)	Subdividing existing house and barn from agricultural lot	Proposed removal of several parking spaces to accommodate a four story, 24 room addition to existing hotel	Subdivision of 20 acre lot into 2 residential/ag lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-22-053	SLD-22-054	SLD-22-055
Title	Affordable Pet Supply	Jack & Shirley Cramer	Kortney Meadows
Plan Type	Industrial	Residential	Residential
Resubmission	NO	NO	NO
Municipality	Abbottstown	Highland	Straban
Location	300 Pleasant St	1319 Knoxlyn Rd	Old Harrisburg Rd
Parcel ID	01001-0001---000	20D13-0015---000	38G12-0010---000
School Dist	CVSD	GASD	GASD
Zoning	C/1/R-1	LC	R-1
Total Site Ac.	21.64	96.61	101.833
Ac Converted	4.51	7.556	101.833
Lot Addition Plan		YES	
New Res Lots/ Units	0	0	151
Ac Res Lots/ Units	0.000	0.000	31.440
Non-Res Ac. Devpt	4.51		
Building Sq Ft	50000		
Ac. New Parking	0.133		
Description	Proposed light manufacturing facility	Lot addition of ~7 acres from wooded lot to adjacent residential lot	Single-family residential development with 4 open space lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September SLD Report 2022

Month Submitted	September
Year	2022

File Number	SLD-22-056	SLD-22-057	SLD-22-058	SLD-22-059
Title	Interchange Storage	Bear Mountain Orchards	Patricia Kimple	Ronald Bennett
Plan Type	Commercial	Agricultural	Agricultural	Residential
Resubmission	NO	NO	NO	NO
Municipality	Cumberland	Menallen	Franklin	Biglerville
Location	95 Solomon Rd	Pond Rd	Buchanan Valley Rd	Fourth St
Parcel ID	09F16-0021---000	29G04-0103---000	12C07-0031---000	05006-0004---000
School Dist	GASD	UASD	GASD	UASD
Zoning	VMX	EC/LC/AP-1	A	R-1
Total Site Ac.	90.559	92.95	19.11	0.66
Ac Converted	14.911	24.16	1.19	0.06
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	14.911			
Building Sq Ft	114000			
Ac. New Parking				
Description	Self-storage facility consisting of 13 total buildings	Subdivide 24 acre ag lot from existing 90 acre lot, extinguish internal tracts	Lot addition of 1.19 acres of wooded land to be conveyed to adjacent orchard lot	Lot additions of abandoned alley right-of-ways to existing residential lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September

File Number	SLD-22-060	SLD-22-061	SLD-22-062	SLD-22-063
Title	Thomas & Cheryl Smith	Peter & Gail Hull	Weishaar Property	Make Group LLC
Plan Type	Residential	Agricultural	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Mt. Pleasant	Cumberland	Hamiltonban	Gettysburg
Location	403 Brickcrafters Rd	491 Sachs Rd	209 Zoo Rd	60 Breckenridge St
Parcel ID	32J11-0021---000	09G15-0045---000	18B16-0057---000	16010-0334---000
School Dist	CVSD	GASD	FASD	GASD
Zoning	AP	A/R	R-2	R-2
Total Site Ac.	15.6305	62.138	17.54	0.138
Ac Converted	5.06	0.186	0.11	0.138
Lot Addition Plan	YES	YES	YES	
New Res Lots/ Units	0	0	0	3
Ac Res Lots/ Units	0.000	0.000	0.000	0.138
Non-Res Ac. Devpt				
Building Sq Ft				
Ac. New Parking				
Description	Lot addition of 5 acres to adjacent 10 acre lot	Lot addtion of less than one acre to adjacent residential lot	Lot addtion of less than one acre to adjacent residential lot	Dividing existing building into a three unit condominium

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September

File Number	SLD-22-064	SLD-22-065	SLD-22-066	SLD-22-067
Title	Michael & Sandra Baumgardner	James Cooper	Benuel & Martha King	John Aldridge
Plan Type	Residential	Residential	Agricultural	Residential
Resubmission	NO	NO	NO	NO
Municipality	Franklin	Hamiltonban	Cumberland	Union
Location	3161 Chambersburg Rd	145 Tract Rd	101 Belmont Rd	1 B Mummert Drive
Parcel ID	12D10-0038A--000	18C15-0081---000	09E12-0076---000	41J17-0097---000
School Dist	GASD	FASD	GASD	LASD
Zoning	R	R-2	A/R	R-2
Total Site Ac.	2.755	30.14	79.93	5.621
Ac Converted	2.755	0.93	0.341	4.219
Lot Addition Plan				YES
New Res Lots/ Units	3	1	0	5
Ac Res Lots/ Units	2.755	0.930	0.000	5.132
Non-Res Ac. Devpt			0.341	
Building Sq Ft			14844	
Ac. New Parking				
Description	Subdivision of 2 acre lot into 3 residential lots, 2 of which are to share a driveway	Subdivision of a 0.9 acre lot from a 30 acre lot	Proposed construction of hoop barn and milking parlor with adjacent concrete barnlot and small diesel room	Subdivision of large single-family unit from larger lot, four proposed duplex units proposed on subdivided lot along with cul de sac street connecting with Mummert Drive

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September

File Number	SLD-06-120
Title	Shemon Property
Plan Type	Residential
Resubmission	YES
Municipality	Reading
Location	Stoney Point Rd
Parcel ID	36J08-0030B--000
School Dist	BSSD
Zoning	R-1
Total Site Ac.	
Ac Converted	
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	
Building Sq Ft	
Ac. New Parking	
Description	Proposed single family residential development

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October SLD Report 2022

Month Submitted	October
Year	2022

File Number	SLD-17-030	SLD-21-015	SLD-22-068	SLD-22-047
Title	Wade Run Community	Thunderbolt Self Storage LLC	Elenora M Toddes Estate Property	Patricia L Sorensen
Plan Type	Residential	Commercial	Residential	Residential
Resubmission	YES	YES	NO	YES
Municipality	Mt. Joy	Union	Cumberland	Hamilton
Location	3465 Taneytown Road	5304 Baltimore Pike	1375 Biglerville Rd	4 Home Rd
Parcel ID	30G18-0058---000	41I17-0030---000	09F11-0125---000	17L09-0012B--000
School Dist	GASD	LASD	GASD	CVSD
Zoning	RR	MUC	MX	RR
Total Site Ac.	46.85	5.336	4.664	58.3
Ac Converted	46.85	5.336	4.664	58.3
Lot Addition Plan				YES
New Res Lots/ Units	99	0	4	0
Ac Res Lots/ Units	27.910	0.000	4.390	0.000
Non-Res Ac. Devpt	18.94	5.336		
Building Sq Ft		47194		
Ac. New Parking				
Description	Proposed 99 single-family dwelling units on 46.85 acres as part of the Links at Gettysburg, as well as a proposed 7.21 acre Commercial lot	Proposed demoltion of existing structures and construction of 5 self storage buildings	Subdivision of a 4 acre residential lot into 4 smaller residential lots	Creating on 20 acre ag only lot, 2 lot additions to existing single family residential lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-22-069	SLD-22-070	SLD-22-071	SLD-22-072
Title	K-Hill Enterprises, LLC	Miller Chemical & Fertilizer, LLC	CRE Biglerville Associates, LLC	Kennies Market
Plan Type	Agricultural	Industrial	Industrial	Commercial
Resubmission	NO	NO	NO	NO
Municipality	Hamilton	Conewago	Cumberland	Butler
Location	Rolling Ln	120 Radio Rd	1200 Biglerville Rd	3463 Biglerville Rd
Parcel ID	17L10-0006B--000	18L13-0050---000	09F11-0124A--000	07F08-0053A--000
School Dist	CVSD	CVSD	GASD	UASD
Zoning	RR	I	IND	MU
Total Site Ac.	64.109	12.759	82.44	6.77
Ac Converted	64.109	0.5	39.71	0.5
Lot Addition Plan	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		0.5		0.5
Building Sq Ft		7182		
Ac. New Parking		0.09		
Description	Subdivision of large agricultural lot into 4 smaller ag lots, and two 2-acre lot additions to adjacent residential lots	Construction of a new laboratory building and an additional small parking area with a loading space	Subdivision of ~40 acres from 80 acre industrial lot	Addition to existing grocery store building, reconfiguration of a portion of the parking area, construction of a gravel staging/storage area, etc.

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-22-073	SLD-22-074	SLD-22-075	SLD-22-076
Title	Futurestake Inc.	Q. Baird Hershey	Hanover Toyota	Green Pallet, Inc.
Plan Type	Agricultural	Agricultural	Commercial	Industrial
Resubmission	NO	NO	NO	NO
Municipality	Highland	Huntington	Oxford	Mt. Joy
Location	280 Knorr Rd	685 S Ridge Rd	1830 Carlisle Pike	3608 Baltimore Pike
Parcel ID	20D14-0068---000	22I04-0098B--000	35K12-0126---000	30H16-0029---000
School Dist	GASD	BSSD	CVSD	LASD
Zoning	LC	AC/CI	C	BPC
Total Site Ac.	48.329	32.18	11.219	12.62
Ac Converted	32.208	3.49	4.689	12.62
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				12.62
Building Sq Ft				69000
Ac. New Parking				
Description	Subdivision of large a agricultural lot into 3 smaller ag/open space lots	2 ~2 acre lot additions from agricultural lot to adjacent agricultural lot	Combination of 2 commercial lots	Construction of 3 large buildings and outdoor storage area for pallet business

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-22-029	Mason Dixon Farm Rd at Lousy Run	8/15/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Mt. Joy	

File Number	Applicant	Date Submitted
Act67/68-22-030	1845 Baltimore Pike	8/18/2022
Permit Type	Municipality	
PADEP Public Water Supply Permit	Mt. Joy	

File Number	Applicant	Date Submitted
Act67/68-22-031	Smyser Concern	8/30/2022
Permit Type	Municipality	
NPDES General Permit	Abbottstown	

File Number	Applicant	Date Submitted
Act67/68-22-032	Conewago - Blettner Ave LLC	8/31/2022
Permit Type	Municipality	
NPDES General Permit	Conewago	

File Number	Applicant	Date Submitted
Act67/68-22-033	MCD 4 LLC mixed use	9/1/2022
Permit Type	Municipality	
NPDES General Permit	Straban	

File Number	Applicant	Date Submitted
Act67/68-22-034	Tatman Residence	9/9/2022
Permit Type	Municipality	
NPDES General Permit	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-22-035	Baltimore Pike	9/19/2022
Permit Type	Municipality	
General Permit 11; Bridge Replacement	Germany	

File Number	Applicant	Date Submitted
Act67/68-22-036	CVSD Greenhouse	9/19/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-22-037	Kortney Meadows	9/19/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-22-038	Hamiltonban Twp park	9/26/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Hamiltonban	

File Number	Applicant	Date Submitted
Act67/68-22-039	John Aldridge	9/26/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Union	

File Number	Applicant	Date Submitted
Act67/68-22-040	Hilltop Self Storage	10/14/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

File Number	Applicant	Date Submitted
Act67/68-22-041	Sutton Run	10/24/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Berwick	

File Number	Applicant	Date Submitted
Act67/68-22-042	SFH at 160 Berry Patch Ln	10/25/2022
Permit Type	Municipality	
NPDES Stormwater/Construction	Franklin	

File Number	Ordinance	Municipality	Date Submitted
ORD-22-028	Zoning Ordinance	Gettysburg Boro	8/4/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Land Owner	<input checked="" type="checkbox"/>	Text
Description: Adding Event Venue Language			

File Number	Ordinance	Municipality	Date Submitted
ORD-22-031	Zoning Ordinance	Cumberland Twp	8/16/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Land Owner	<input checked="" type="checkbox"/>	Map
Description: Rezone 4 parcels from INS to Mixed Use			

File Number	Ordinance	Municipality	Date Submitted
ORD-22-032	Zoning Ordinance	Straban Twp	8/31/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Map
Description: Curative Amendment - Warehousing standards			

File Number	Ordinance	Municipality	Date Submitted
ORD-22-033	Zoning Ordinance	Littlestown Twp	9/14/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Transferred Territories - Union & Germany			

File Number	Ordinance	Municipality	Date Submitted
ORD-22-034	Zoning Ordinance	Reading Twp	9/27/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Access Drives, Sight Distance, Cul-De-Sacs			

Comprehensive Plans/Misc.

File Number	Title	Municipality	Date Submitted
MISC-22-004	Conditional Use for 175 Wenschoff Rd	Freedom	10/14/2022

File Number	Title	Municipality	Date Submitted
MISC-22-005	Conditional Use for Brian & Patrick Redding	Cumberland	10/20/2022

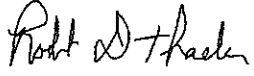


ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: November 9, 2022

TO: Adams County Planning Commission


FROM: Robert Thaeler
Principal Planner

SUBJECT: Staff Review
Crum Special Exception Application
Accessory Dwelling Unit

Introduction: In accordance with Section 1407 of the Adams County Zoning Ordinance, the Adams County Planning Commission is afforded the opportunity to review and to provide comment on any special exception application made to the Adams County Zoning Hearing Board. James and Heather Crum have submitted a special exception application in accordance with Sections 643.E and 1006 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.

Comments: We offer the following comments regarding this application for the Planning Commission's consideration.

- A. Section 1006.A: This section requires that detached ADUs be located on a property of at least one acre. The subject property is 10.03 acres in size.
- B. Section 1006.B: This section allows a maximum of one ADU on any property. The application indicates that the proposed ADU will be the only ADU proposed for the property.
- C. Section 1006.C: This section limits the number of occupants of the ADU to two, not including persons under 18 and related to the ADU occupants by blood, adoption, or foster relationship. The application indicates two proposed residents, a brother / brother-in-law to the owners and the brother / brother-in-law's girlfriend.
- D. Section 1006.D: This section requires one off-street parking space for the ADU. The application indicates that the required parking space will be provided, although the application does not identify a location for such parking space.

E. Section 1006.E.1: This section requires that the maximum size of the ADU be the lesser of 1,000 square feet or one-half the size of the principal dwelling. The principal dwelling is 1,600 square feet, which results in a maximum permitted ADU size of 800 square feet. The application indicates that the proposed ADU is 784 square feet,

F. 1006.E.1.a: This section is not applicable to this application.

G. Section 1006.E.1.b: This section requires that the ADU be comparable architecturally to the principal building. The application includes a narrative indicating the similar “modular home” nature of the principal and ADU dwellings.

H. Section 1006.E.1.c: This section requires the application to include a photograph of the proposed ADU. The required photograph is included in the application.

I. Section 1006.E.2: This section requires that the height of the ADU not exceed the height of the principal dwelling. The application does not indicate the proposed ADU height. However, the included picture depicts a one-story structure, which should be less than or equal to the height of the existing principal dwelling.

J. Section 1006.E.3: This section requires that the ADU meet the same setback requirements as applied to the principal dwelling. This site plan depicts potential ADU locations that would comply with the setback requirements.

K. Section 1006.F: This section requires that the ADU have a kitchen and a full bath. The application indicates that the ADU will include these features. While the application does not provide a floorplan, it is commonly understood that modular homes include such features.

L. Section 1006.H: This section requires the applicant to demonstrate that the ADU will meet local municipal requirements for sewer and water systems. The applicant indicates, in the application, that evaluation as to how sewer and water service will be provided for this site is ongoing.

J. Section 1006.I: This section is not applicable to this application.

K. Sections 1006.G, 1006.J, and 1006.K: These sections require actions to occur following Zoning Hearing Board approval and in conjunction with Zoning Permit approval. The applicant has acknowledged these requirements in the application, but no information must be submitted for Special Exception review.

Summary and Recommendation: From a community planning perspective, the Office of Planning and Development does not object to the development of an ADU on the subject property. The application, as submitted, already demonstrates compliance with a majority of the applicable requirements for proposed use. However, some further detail will be necessary to document full compliance with the requirements. Staff feels that this information should be relatively easy to provide, and that documentation of compliance with the remaining requirements can be achieved.

Given the above, the Office of Planning and Development recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted Special Exception. We further recommend that the Planning Commission recommend the following conditions to the Special Exception approval.

- That the applicant confirm the required parking space location upon confirming the location of the ADU on the property.
- That the applicant confirm the height of the existing house and the height of the proposed ADU with a measurement for each.
- That the applicant confirm local municipal approvals regarding sewer and water connection. If such confirmation is not provided in time for the Zoning Hearing Board's hearing, such confirmation should be provided prior to issuance of the required Zoning Permit for the use.

**APPLICATION FOR HEARING
BEFORE THE ADAMS COUNTY ZONING HEARING BOARD**

A. IDENTIFICATION

- | | <u>Name</u> | <u>Address</u> | <u>Telephone No.</u> |
|---------------|---|---|----------------------|
| 1. Applicant: | <u>Derek Hartzell</u> | <u>380 Fox Hill Rd
Biglerville PA 17307</u> | <u>717-334-7861</u> |
| 2. Owner: | <u>Lorna M Uphold, James E Crum Jr & Heather M Crum</u> | <u>309 Thornberry Ct Mt Airy, MD 21771</u> | <u>410-596-0383</u> |

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his or her authorized agent:

Derek Hartzell 10-7-22
Signature of Applicant Date of Application

B. TYPE OF REQUEST

1. Special Exception ☒
2. Variance ☐
3. Appeal From Action of Zoning Officer ☐
4. Other, Please Explain ☐

C. BRIEF DESCRIPTION OF REQUEST

D. PROPERTY INFORMATION

1. Property Location: 681 Quaker Run Rd
2. Date Purchased: 7-19-22
3. Present Use: Home Residence
4. Proposed Use: 2 Home Residences Within same family
5. Lot Area (Square Feet): 436,907
6. Lot Width: road frontage 379ft back 452ft
7. Lot Depth: Sides: left 1018ft Right 1266ft
8. Proposed Sign Dimensions, If Applicable: N/A

NOTE: Attach Survey, Legal Description, Architectural Rendering or Site Plan, if appropriate or required by the Zoning Ordinance.

E. REQUEST FOR SPECIAL EXCEPTION

The proposed use is determined to be consistent / inconsistent with the standards required by the Zoning Ordinance in Section 1006 of the Adams County Zoning Ordinance.

F. REQUEST FOR VARIANCE(S)

Explain how your request conforms to the following requirements:



Adams County Zoning Ordinance Accessory Dwelling Unit Standards

SECTION 1006: ACCESSORY DWELLING UNIT

All applications for an Accessory Dwelling Unit (ADU) shall comply with the following requirements:

A. Detached ADUs shall be permitted only on a tract in excess of one (1) acre. Attached ADUs shall have no such restrictions.

A detached ADU is proposed and the property is 10.03 acres in size.

B. No more than one (1) ADU shall be permitted on any property.

There are no existing ADU's. This will be the first, and only ADU.

C. The maximum number of occupants of the ADU shall be two (2) persons. Minor children under age 18 and related to the occupants of the ADU by blood, adoption or foster relationship shall not count towards this limit.

The proposed ADU will provide a residence for no more than two (2) adult occupants. The primary resident will be the son of a property owner (and the brother/brother-in-law of the other co-owners). The second likely resident will be his girlfriend.

D. A minimum of one (1) off-street parking space shall be provided for the ADU in addition to the off-street parking required for the principal dwelling.

There is adequate parking to the rear of the existing dwelling, as well as a three bay garage. Either of which is anticipated to provide off-street parking for the ADU. Please refer to the enclosed site plan for a visual representation.

E. The ADU (whether attached or detached) shall meet the following dimensional requirements:

1. The ADU shall not exceed fifty percent (50%) or 1,000 square feet of the total residential living area of the existing dwelling, whichever is less. The ADU shall not be less than 400 square feet. Additionally, all ADUs shall meet the following architectural standards:

The existing dwelling has 1,600 square feet of residential living area. The proposed ADU is 784 square feet and therefore will not exceed the lesser of 50% of the existing dwelling's living area or 1,000 square feet.

- a. Attached ADUs shall be designed to maintain the architectural design, style, appearance and character of the existing dwelling as a single-family residence. Such an addition shall be consistent with the existing facade, roof pitch, siding and windows.

N/A

- b. Detached ADUs (including manufactured dwelling units) shall be designed to maintain the architectural design, style, appearance and character of the existing primary dwelling on the lot.

The existing dwelling is a 3-section modular home. It is one-story with a full basement. The ADU will be a single-wide, single-story manufactured home without a basement.

- c. Applicants shall submit a photo, rendering, or plan depicting the exterior of the proposed ADU.

Please see attached image(s).

- 2. The height of a detached ADU shall not exceed the height of the principal dwelling unit on the lot.

The proposed ADU's height is less than or equal to the height of the existing dwelling.

- 3. The ADU shall meet all yard and setback requirements from the property line required of the principal structure.

Either of the proposed locations for the ADU will comply with setback requirements.

- F. Each ADU shall have a kitchen and full bath.

The proposed ADU will have a full kitchen and 2 full baths.

- G. The applicant shall contact the Adams County Tax Services Office to obtain an address for the ADU (whether attached or detached) and the applicant shall provide this information to the Zoning Officer prior to Zoning Permit approval.

To be completed with the zoning permit application.

- H. All existing sewer disposal and water supply systems shall be upgraded to meet current municipal requirements. The ADU shall be physically connected to and shall share the same sewage disposal and water supply systems as the principal dwelling, unless such a connection

shall be prohibited by the municipal Sewage Enforcement Officer. If sewage disposal is provided by an individual on-lot sewer system, the applicant shall demonstrate that the total number of occupants of the principal dwelling and the ADU shall not exceed the maximum capabilities for which the system was designed, unless the system shall be suitably expanded. Any connection to and/or expansion of an individual on-lot sewage disposal system shall be reviewed by the municipal Sewage Enforcement Officer, and the applicant shall present evidence of such review and all necessary approvals.

We are prepared to evaluate the well/septic at the appropriate time with any one of these scenarios in mind. Capability first, followed by cost will determine our best option:

First, and most desired – If the existing well/septic, currently in use by the primary dwelling, is evaluated and approved to handle the ADU, then we will proceed with construction of the ADU at site #1, identified by a yellow rectangle on the proposed site plan.

Second – If the existing well/septic is evaluated and determined to need improvements before adding the ADU, we will enhance the existing system capabilities and use site #1, identified by a yellow rectangle on the proposed site plan.

Third – If the existing well/septic is evaluated and can not handle the addition of the ADU, we will provide separate and independent services and proceed with construction of the ADU at site #2, identified by a red rectangle on the proposed site plan.

Note: The area circled in blue identifies the current well location. The area circled in green indicates the current septic location.

I. The ADU shall not be counted as a dwelling unit or lot in the computation of the maximum number lots that may be subdivided from a parcel in the Agricultural Preservation (AP) District. The ADU shall not count towards the density limit allowed in the Land Conservation (LC) District.

No action required.

J. The applicant shall record, at the cost of the applicant, a memorandum of the decision of the Zoning Hearing Board granting such special exception. Such recorded memorandum shall indicate that the occupancy of the ADU shall be limited to permitted occupants as stated in Section 201, that the ADU shall not be rented to persons who are not related to the occupants of the principal dwelling, that detached ADUs shall be removed when it is no longer used by persons related to the occupants of the principal dwelling or converted to a non-residential accessory use in accordance with the underlying Zoning District within one hundred eighty (180) days.

To be completed upon receipt of a special exemption for the ADU acknowledging all requirements of 1000-J

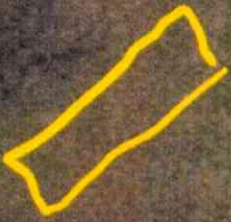
K. All ADUs shall adhere to the following permitting requirements:

1006-K, 1 thru 4 to be addressed, as needed, with the zoning permit application.

1. Zoning Permits for ADUs shall be issued for a period of not longer than one (1) year and must be renewed at the end of the first term of issuance and every such period thereafter.
2. Renewal of said permits requires inspection of the ADU by the Zoning Officer or his/her designee.
3. If a permit for an ADU is not renewed, all rights granted to the Landowner under such permit expire, and the Landowner must re-apply for the issuance of a new Zoning Permit under the then current standards for the issuance of such permits.
4. Zoning Permits for ADUs shall be renewed when a change of occupancy is proposed.”



681 Quaker Run Rd,
Aspers, PA 17304





Ruby

Structure to be white vinyl siding
with black shutters.