

# Adams County Planning Commission

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

## Meeting Minutes – July 20, 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, Laura Neiderer, Andrew Merkel

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

**Minutes from May 18, 2022 Meeting:** Approved as submitted.

**Advanced Public Comments:** None

### **Subdivision and Land Development Report:**

*SLD Submissions:* 23 SLD plans were submitted in May and June 2022, six of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Hampton Heights Ph 5, Reading Twp. - 5<sup>th</sup> phase of a single-family residential development
- City Mart, Gettysburg Boro. - Proposed hotel, retail spaces, and parking area
- 531 Baltimore St, Gettysburg Boro. - Proposed commercial building to replace demolished building
- The Crossings, Cumberland Twp. - Single-family residential development with 154 lots
- Utz Building Expansion, Conewago Twp. - 750,000 sq ft warehouse expansion with associated necessary parking
- Sutton Run Estates, Abbottstown Boro./Berwick Twp. - Proposal for 58 single family residential lots
- Inch and Company, Straban Twp. - Revised layout for four apartment buildings with community center and pool
- Blettner Ave Snack Food Plant, Conewago Twp. - Proposed construction of 337,000 sq ft food manufacturing and production facility
- Holland Construction, Conewago Twp. - Proposed construction of 139,000 sq ft warehouse facility
- Bermudian Springs Middle School, Huntington Twp. - New parking area and field house
- Gettysburg Tour Center, Gettysburg Boro. - New tour center building and parking layout changes

67/68 Submissions: Eight 67/68 land use consistency reviews were submitted in May and June 2022, including:

- Eric Smith, Conewago Twp. - NPDES Stormwater/Construction
- Utz Quality Foods, LLC, Conewago Twp. - NPDES Stormwater/Construction
- Ream Roofing, Berwick Twp. - NPDES Stormwater/Construction
- Agricultural Commodities, Straban Twp. - NPDES Stormwater/Construction
- Culvert Crossing Under Shank Road, Oxford Twp. - NPDES Stormwater/Construction
- Thomas Gebhart Subdivision, Bonneauville Boro. - NPDES Stormwater/Construction
- Inch and Co. Properties, Straban Twp. - NPDES Stormwater/Construction
- Ashkay Vidyarthi, Tyrone Twp. - NPDES Stormwater/Construction

*Municipal/Misc. Reviews:* Eight municipal reviews and Comprehensive Plans/Misc. were submitted in May and June 2022, including:

- Liberty Twp. - Amendments incorporated into both SALDO and zoning for the purpose of codification
- Hamilton Twp. - Zoning map amendment, text amendments for wireless communications towers and homeowner associations
- Reading Twp. - Updating Zoning standards for signs and increasing permitted height of fences in front yard
- Conewago Twp. - Zoning map amendment to move two parcels from R1 to Industrial
- Cumberland Twp. - Zoning map amendment to change a portion of a property from RMH to Mixed Use

### **Staff Reports**

#### *Onward2050 - Adams County Long Range Transportation Plan*

Ms. Neiderer presented an overview of the Adams County Long Range Transportation Plan entitled Onward2050. This overview included priorities, goals, and objectives of the plan as determined by public survey. This included a discussion on how future transportation projects would be prioritized. Also discussed were some other technical details that guided the planning process including environmental justice/equity, locations of environmental and cultural resources, and air quality conformity.

There was some discussion amongst the group regarding changes in transportation funding over time among other subjects introduced as part of the presentation.

**Member Comments:** None

**Staff Comments:** None

**Public Comments:** None

**Adjournment:** 8:17