



MEETING MINUTES

April 19, 2023

1) 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

Public - Scott Gunnet- Hanover Land Services, Todd Blankenship & Emma Blankenship
- Woodhaven Homes

2) Adoption of Agenda: Mr. Lerew made a note that the first agenda item under staff reports would be discussed after public comment. Mr. Strayer made a motion to adopt the agenda. The motion was seconded by Mr. Lebo and passed unanimously.

3) Minutes from February 15, 2023 Meeting: Approved as submitted.

4) Public Comment: None

5) Staff Reports

Adams County Zoning Ordinance - Woodhaven Estate Lots Special Exception Application

Woodhaven Homes LLC submitted a special exception application in accordance with Section 643.A to allow for the development of Estate Lots. Woodhaven Homes owns property along Kindig Road in Germany Township. The property is located in the Land Conservation (LC) District of the Adams County Zoning Ordinance.

From a community planning perspective, the Office of Planning and Development did not object to the development of a the two proposed Estate Lots on the subject property. The application, as submitted, demonstrated compliance with the applicable requirements for the Estate Lots. The Office of Planning and Development recommended that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application.

Mr. Crouse made a motion to recommend that the Adams County Zoning Hearing Board approve the submitted application. The motion was seconded by Mr. Strayer and passed unanimously.



ADAMS COUNTY PLANNING COMMISSION

6) ACOPD Review Reports

SLD Submissions: 23 SLD plans were submitted between February and March 2023, five of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Older Amish Carroll-Adams Community Fund, Butler Twp. – Proposed one-room schoolhouse with one parking space and privies
- Rutters Store #17, Reading Twp. - Building addition to existing convenience store
- Granite Hill Solar, LLC, Straban Twp. - Utility scale solar project covering approximately 860 acres.
- Canner Storage, Biglerville Boro. - Two self-storage buildings, one of which will be two stories
- Brian & Patrick Reading, Cumberland Twp. - Self-storage facility with five proposed buildings.

67/68 Submissions: 8 67/68 land use consistency review were submitted between February and March 2023, including:

- Columbia Gas, McSherrystown Boro. – NPDES Stormwater/Construction
- The Crossings, Cumberland Twp. - NPDES Stormwater/Construction
- Berlin Junction, Oxford Twp. – NPDES General Permit

Municipal/Misc. Reviews: 12 municipal reviews and Comprehensive Plans/Misc. were submitted between February and March 2023, including:

- Oxford Twp. - Zoning map amendment to move one parcel to the Industrial District
- Cumberland Twp. - Zoning map amendments to move one parcel to the Mixed Use District, Conditional use application for B. R. Smith Properties to construct a campground at the former Boyd's Bears site
- Freedom Twp. - Zoning Ordinance amendment to add a standard indicating that zoning ordinance standards do not apply to the township.
- Gettysburg Boro. - Zoning map amendment to move several parcels from the Tourist Commercial to Low Density Residential, Zoning text amendment to add standards for Event Venues uses
- Conewago Twp. - Zoning ordinance amendment regarding building setbacks
- Carroll Valley Boro. - Zoning ordinance amendment regarding vacation rentals
- Berwick Twp. - Zoning ordinance and SALDO amendments to clean up landscaping and other standards.



ADAMS COUNTY PLANNING COMMISSION

7) Staff Reports (Continued)

Mt. Pleasant Township Agricultural Security Area Seven-Year Review

Mt. Pleasant Township submitted 11 parcels containing 804.73 acres for re-establishment in their Agricultural Security Area. The information submitted was cross referenced with county records and as a result, minor acreage and ownership changes from the original ASA records were corrected for the township.

ACOPD staff recommended that the Adams County Planning Commission recommend that the Mt. Pleasant Township Supervisors approve the 11 parcels for re-establishment in their ASA.

Mr. Crouse made a motion to recommend that the Mt. Pleasant Township Supervisors approve the 11 parcels for re-establishment in the Mt. Pleasant Township ASA. The motion was seconded by Mr. Smith and passed unanimously.

2022 Annual Report

Ms. Smith discussed some highlights from the 2022 ACOPD Annual Report. The big picture for 2022 included an uptick in projects since COVID-19 and the continued increase in use of available technology. Various sections of the report were summarized including review and construction permit data, and activities of the various ACOPD division throughout last year.

7) Member Comments: None

8) Adjournment: 8:39 PM