



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

February 16, 2023

1) Attendance:

Members - John Lerew, Rick Crouse, Skip Strayer, Tom Streiff, Dave Arndt, Bill Smith, Jim Morhaleck

Commissioner - Jim Martin

Staff - Jenna Smith, Andrew Merkel

Public - Kyle Paicz

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

3) Minutes from November 16, 2022 Meeting: Approved with changes

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 30 SLD plans were submitted between November 2022 and January 2023, five of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Mayberry at Mason Dixon, Littlestown Boro. – Age marketed single-family residential development proposing 250 residential homes.
- Cedarfield, Bonneauville Boro. - New phase of Cedarfield development proposing 77 townhomes
- The Crossings, Cumberland Twp. - Resubmission for 154-unit single-family residential development along Old Mill Rd adjacent to the Gettysburg Airport
- The Residence of Willoughby Run, Cumberland Twp. - Resubmission for 8 apartment buildings of varying sizes after previous denial by Township Supervisors
- Littlestown Area High School, Littlestown Boro. - Changes to existing parking area and three building additions
- Champion Mazda, Oxford Twp. - Proposal for new dealership with service bays and parking area. Connected to adjacent existing dealership and parking/display area

67/68 Submissions: 22 67/68 land use consistency review were submitted from November 2022 to January 2023, including:



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- Gettysburg Inner Loop Phase B, Gettysburg Boro. – NPDES Stormwater/Construction
- Cambrian Hills LP, Berwick Twp. - NPDES General Permit
- Union Square, Straban Twp. – NPDES Stormwater/Construction (2 submissions)
- Littlestown School District, Littlestown Boro. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Five municipal reviews and Comprehensive Plans/Misc. were submitted from November 2022 to January 2023, including:

- Straban Twp. - Zoning Ordinance amendment for corner lot setbacks
- Bonneauville Boro. - Zoning Ordinance amendments for solar energy and mini storage
- Berwick Twp. - Zoning Ordinance amendment regarding exotic animals

6) Staff Updates

Ms. Smith provided an overview of an ArcGIS Online tool known as “Hub.” The Department has been using this tool to support public engagement for a variety of projects that were also discussed. Hub sites can be tailored to basically any sort of project and can include components such as interactive maps and dashboards, surveys, videos, and more.

An overview of the Broadband Community Assessment was provided. Adams and Franklin counties are working to complete a study to determine areas in each where internet service is unavailable or at unacceptable speeds and will help determine what technology may be needed to serve those areas. A public survey was open until mid-January that collected around 2,600 responses regarding internet cost, speed, availability, and other details.

An update was also provided on the status of the Heritage Plan update. A project website has been created to house the open public survey and other content that is to be shared with the public. Department staff are attending municipal meetings to discuss the plan and acquire additional public feedback.

7) Member Comments: None

8) Adjournment: 8:26 PM