



# ADAMS COUNTY PLANNING COMMISSION

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

## **MEETING AGENDA**

**May 20, 2026**

**7:00 PM**

Call-in Information:

Dial: 717-337-5701

Meeting Number: 8608#

Attendee Number: 1234#

*Please Follow Prompts*




- 1) Attendance
- 2) Adoption of Agenda
- 3) Minutes from Previous Meeting  
- April 15, 2026
- 4) Public Comment
- 5) ACOPD Review Reports
  - Subdivision & Land Development Reviews
  - Act 67/68 Reviews
  - Municipal Reviews
  - Miscellaneous Reviews
- 6) County Zoning
  - Germany Township Special Exception Application - Greathouse
- 7) Member Comments
- 8) Adjourn

**Next Meeting: June 17, 2026**



# ADAMS COUNTY PLANNING COMMISSION

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

## MEETING MINUTES

April 15, 2026

### 1) Attendance:

*Members* - John Lerew, Mel Lebo, Tom Streiff, Bill Smith, Skip Strayer, Jim Morhaleck, Rick Crouse, Jim Martin

*Staff* - Andrew Merkel, Miah Gresh

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

**3) Minutes from March 18, 2026 Meeting:** Approved as submitted.

**4) Public Comment:** None

### 5) ACOPD Review Reports

*SLD Submissions:* Fifteen SLD plans were submitted in March 2026. There were subdivisions, lot additions, and land development plans including:

- Cavalry Hill PhII SecII, Oxford Twp – Phase of residential development proposing 6 duplex units and 10 townhome units
- Mason Dixon Farms Inc, Freedom Twp- New freestall barn, milking parlor, and gravel areas
- Table Rock Terrace Corrective Plan, Cumberland Twp. - Adding side street names, no changes to proposed layout of development
- UASD Turf Field Project, Biglerville Borough - Installation of turf field, addition of paving for various sporting events, storage building and field house

*67/68 Submissions:* Six 67/68 land use consistency reviews were submitted in March 2026, including:

- Isaac Lapp, Germany – NPDES Stormwater/Construction
- S&A Homes, Bonneauville – NPDES Stormwater/Construction
- Columbia Gas of PA, Fairfield – Water Obstruction and Encroachment Activities
- Hanover Country Club, Abbottstown - NPDES General Permit

*Municipal Reviews:* Three municipal reviews were submitted in March 2026, including:

- Cumberland - Zoning Map Amendment regarding Adams Electric
- Freedom – Zoning Ordinance Amendment regarding Mason Dixon Farms
- Straban - Subdivision and Land Development Ordinance Amendment regarding mobile home park use



## **6) Staff Reports:**

### *Freedom Township Agricultural Security Area Seven Year Review*

Freedom Township had submitted 48 parcels for re-establishment in their Agricultural Security Area. Staff recommended that the Adams County Planning Commission recommend that the Freedom Township Supervisors approve 48 parcels within the Freedom Township Agricultural Security Area for the 2026 Seven Year Review with the name and minor acreage modifications made to the list.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Freedom Township Supervisors approve the 48 parcels within the Freedom Township ASA for the 2026 Seven Year Review with modifications. The motion was seconded by Mr. Streiff and passed unanimously.

### *Ag Land Preservation Round 17*

Mr. Merkel provided information regarding the opening of the Ag Land Preservation Program Round 17. The application period is open from April 13, 2026 to June 12, 2026.

## **7) Member Comments: None**

## **8) Adjournment: 7:54 PM**

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

April SLD Report 2026

Month Submitted	April
Year	2026

File Number	SLD-19-025	SLD-26-28	SLD-26-029	SLD-26-030
<b>Title</b>	The Overlook (formerly Gerrick Overlook)	Issac and Sarah Lapp	KLM Investments LLC	Pritt and Pritt
<b>Plan Type</b>	Residential	Agricultural	Residential	Residential
<b>Resubmission</b>	YES	NO	NO	NO
<b>Municipality</b>	Germany	Germany	Abbottstown	Franklin
<b>Location</b>	Frederick Pike	1115 Fish & Game Rd	244 High St	2739 Old Route 30
<b>Parcel ID</b>	15I17-0129B--000	15H17-0041---000	01003-0031A--000	12B10-0013BB-000
<b>School Dist</b>	LASD	LASD	CVSD	GASD
<b>Zoning</b>	SFR/LC	LC	TCR	R
<b>Total Site Ac.</b>	47.342	119.05	0.52	3.625
<b>Ac Converted</b>	47.342	0.476	0.256	1.627
<b>Lot Addition Plan</b>				YES
<b>New Res Lots/ Units</b>	58	0	1	0
<b>Ac Res Lots/ Units</b>	37.900	0.000	0.256	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	0
<b>Ac. New Parking</b>				
<b>Description</b>	Resubmission of proposed single-family residential development and associated utility infrastructure, fewer lots than original submission	Removal and replacement of existing barn, barnyard, and associated ag buildings	Subdivision of single family residential lot in half	Reconfiguration of 3 lots into two lots

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

April

File Number	SLD-26-031	SLD-26-032
<b>Title</b>	Tony Little	The Crossings
<b>Plan Type</b>	Agricultural	Residential
<b>Resubmission</b>	NO	NO
<b>Municipality</b>	Reading	Cumberland
<b>Location</b>	2005 East Berlin Rd	Old Mill Rd
<b>Parcel ID</b>	36J07-0047A--000	09E12-0108B--000
<b>School Dist</b>	BSSD	GASD
<b>Zoning</b>	CI	R
<b>Total Site Ac.</b>	2.204	53.696
<b>Ac Converted</b>	0.212	53.696
<b>Lot Addition Plan</b>		
<b>New Res Lots/ Units</b>	0	154
<b>Ac Res Lots/ Units</b>	0.000	26.941
<b>Non-Res Ac. Devpt</b>		
<b>Building Sq Ft</b>	9240	0
<b>Ac. New Parking</b>		
<b>Description</b>	Construction of indoor equine arena	Single-family residential home development with 154 residential lots and 3 open space (largely for stormwater management) lots

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-26-013	Artillery Ridge Campground LLC	4/7/2026
Permit Type		Municipality
NPDES Stormwater/Construction		Cumberland

File Number	Applicant	Date Submitted
Act67/68-26-013	Bridge Maintenance for Conewago Overflow	4/13/2026
Permit Type		Municipality
General Permit 11; Bridge Replacement		Butler

File Number	Applicant	Date Submitted
Act67/68-26-014	Monasterty Bank Barn,utilities, driveway	4/13/2026
Permit Type		Municipality
NPDES General Permit		Hamiltonban

File Number	Applicant	Date Submitted
Act67/68-26-013	Plum Crrek PH 1	4/16/2026
Permit Type		Municipality
NPDES General Permit		Conewago

File Number	Applicant	Date Submitted
Act67/68-26-013	Cavalry Hill Ph 11	4/16/2026
Permit Type		Municipality
NPDES General Permit		Oxford

File Number	Applicant	Date Submitted
Act67/68-26-015	Single Family House	4/20/2026
Permit Type		Municipality
NPDES General Permit		Mt. Joy

File Number	Applicant	Date Submitted
Act67/68-26-016	153 New dwelling Units	4/27/2026
Permit Type		Municipality
NPDES Stormwater/Construction		Oxford

File Number	Applicant	Date Submitted
Act67/68-26-017	Pennwood Products	4/30/2026
Permit Type		Municipality
NPDES Stormwater/Construction		Hamilton

# Act 67/68 Reviews

<b>File Number</b>	<b>Applicant</b>	<b>Date Submitted</b>
Act67/68-26-018	Bridge #CMT -2	4/30/2026
<b>Permit Type</b>		<b>Municipality</b>
NPDES Stormwater/Construction		Cumberland

**Description**  
**Municipal Reviews**

File Number	Ordinance	Municipality	Date Submitted
ORD-26-006	<b>SALDO</b>	Reading Twp	4/7/2026
<b>Resubmission</b>	<b>Originator</b>	<b>Amendment</b>	<b>Type of Amendment</b>
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> SALDO Definition Accessory Buildings			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-007	<b>Zoning Ordinance</b>	Oxford Twp	4/22/2026
<b>Resubmission</b>	<b>Originator</b>	<b>Amendment</b>	<b>Type of Amendment</b>
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> ZOA vehicular access			




# 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:** May 12, 2026

**To:** Adams County Planning Commission

**From:**   
Robert Thaeler  
Principal Planner

**Subject:** Special Exception Application  
Justin and Jaclyn Greathouse  
Expansion of Nonconforming Use

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**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. Justin and Jaclyn Greathouse have submitted a special exception application in accordance with Section 1302.B to allow for the expansion of an existing nonconforming use. The property in question is located at 2394 Harney Road in Germany Township. The property is located within the Residential (R) District and includes an auto repair shop, a nonconforming use within the R District. The applicant proposes to expand the nonconforming use through the construction of a 720 square foot addition to the existing auto repair shop as the addition of a 280 square foot shed.

It is also noted that the property is also nonconforming with regard to Section 303, which limits properties to a single principal use of property. The current property is developed with the auto repair shop and a single-family detached residence. While this nonconforming status is noted, it is not affected by the current application nor is it relevant to the review of the current application.

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

*A. Section 1302.B.1:* This section requires that the expansion of the nonconforming use comply with the height, area, yard, and coverage requirements of the zoning district where the nonconforming use is ordinarily permitted. Auto repair shops are permitted in the Highway Commercial (HC) District. The application documents that the expanded use will meet the height, yard, and coverage standards of Section 503. The existing property size of 1.63 acres exceeds the minimum lot area standard established in Section 503.

*B. Section 1302.B.2:* This section limits expansion of the nonconforming use to an increase of no more than 50% of the area devoted to the nonconforming use. The application documents that the use is not fully conducted within a building, and that the area devoted to the expanded use does not represent an increase of more than 50% beyond the existing 10,720 square feet of the property devoted to the auto repair shop.

*C. Section 1302.B.3:* This section requires that the expanded use comply with the parking and loading requirements of Article XII. The application documents that the existing parking lot will exceed the amount of parking necessary for the expanded use. A dedicated loading space is not necessary for a use of this size, even with the building addition.

*D. Section 1302.B.4:* This section precludes the expansion of a nonconforming use onto an adjoining property. No such expansion is proposed.

**Summary and Recommendation:** From a community planning perspective, the Office of Planning and Development does not object to the proposed expansion of the nonconforming auto repair shop on the subject property. The application appears to address the variety of the Adams County Zoning Ordinance standards applicable to this project.

Therefore, the Office of Planning and Development recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the Special Exception application as submitted.

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

A. IDENTIFICATION

	<u>Name</u>	<u>Address</u>		<u>Telephone No.</u>
1. Applicant:	Greathouse, Justin & Jaclyn	2394 Harney Rd, Littlestown, PA 17340		(410) 236-8369
2. Land Owner:	Greathouse, Justin & Jaclyn			

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:

<u>Jaclyn S. Greathouse</u>	<u>4-21-2026</u>
Signature of Applicant	Date of Application

B. TYPE OF REQUEST

1. Special Exception Section 1302.B
2. Variance \_\_\_\_\_
3. Appeal From Action of Zoning Officer \_\_\_\_\_
4. Other, Please Explain \_\_\_\_\_

C. BRIEF DESCRIPTION OF REQUEST See attached

D. PROPERTY INFORMATION

1. Property Location: 2394 Harney Road, Littlestown, PA 17340
2. Date Purchased: September 24, 2021
3. Present Use: Residential & Commercial
4. Proposed Use: Residential & Commercial - Nonconforming use
5. Lot Area (Square Feet): 71,056 Square Feet
6. Lot Width: \_\_\_\_\_
7. Lot Depth: \_\_\_\_\_
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 1302.B of the Adams County Zoning Ordinance.

F. REQUEST FOR VARIANCE(S)

Explain how your request conforms to the following requirements:

1. The Applicant believes that a variance should be granted because he or she is unable to make reasonable use of his or her property for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

2. For the following reasons the proposed variance is the minimal variance required: \_\_\_\_\_  
\_\_\_\_\_

3. That there are exceptional circumstances or conditions that apply to the property, or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood: \_\_\_\_\_  
\_\_\_\_\_

4. That, because of the following unique circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance: \_\_\_\_\_  
\_\_\_\_\_

G. OFFICIAL USE ONLY

Case No. \_\_\_\_\_ of 20 \_\_\_\_\_

Application Submitted: \_\_\_\_\_

Hearing Notice Mailed to Applicant: \_\_\_\_\_

Hearing Notice Mailed to Municipal Secretary: \_\_\_\_\_

Public Notice Published: \_\_\_\_\_

Tract Posted: \_\_\_\_\_

Hearing Held: \_\_\_\_\_

Decision Issued: \_\_\_\_\_

Notification of Decision Mailed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Action Taken: \_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Request –

Special Exception –

Currently, Hillside Auto Repair, LLC and owners Justin & Jaclyn Greathouse, have been operating out of a 2-bay automotive shop. We have one employee that works for us. We are asking for a special exception be made in relation to the code in relationship to **Article XIII – Nonconforming Buildings and Uses – Section 1302B: Extensions, Expansions and Enlargements**. Currently we have received approval and exception from storm water management and a waiver of SALDO requirements from Germany Township Board of Supervisors.

Previous owners received an exception to operate the auto repair shop at our property, 2394 Harney Road, Littlestown, PA 17340. With that being said section **B** states – *The extensions, expansions, and enlargements of nonconforming uses authorized in Section 1302.A shall be subject to the following conditions.*

1. *The extension, expansion, or enlargement shall conform to the height, area, yard and coverage requirements of the zoning district in which the non-conforming use would be permitted as a matter or right by special exception or by conditional use. Where such use is permitted in more than one zoning district, the standards of the zoning district that affords the applicant the most design flexibility shall be applied.*

Current Building –

Length – 30 foot  
Width – 44 foot  
Wall Height – 14 foot  
Roof Peak – 20 foot

Current Paved lot –

Length – 100 foot  
Width – 100 foot



Under the **Highway Commercial District – Article V – Highway Commercial District Section 503: General Development Standards** – States that a lot area not less that (1) acre shall be provided – we are currently utilizing a total of 11,320 square feet of our property to service our customers. The minimum yard requirements on each side states:

Front Yard – 100 feet from right-of-way line of a limited access highway; 20 feet from the right-of-way of all other streets.

Front yard – from edge of drive way to the property line we are at 40 ft (to edge of Harney Road we are at 26 ft)

Side Yard – 20 feet

Side Yard – from edge of drive way to the property line we are at 40 ft (to edge of Harney Road we are at 26 ft)

Rear Yard – 20 feet

Rear Yard – from rear of garage to house parking at top of hill we are 200 ft away, all grass directly behind the shop.

Impervious Ground Coverage – Not more than 65% of any lot may be occupied by structures, access drives, parking lot or other impervious ground.

Our property covers a total of 69,696 square feet of land, currently we are utilizing a total of –

Hillside Auto Repair (Building/paved lot) 11,320 Sq ft

Residential/Driveway/Private Garages – 9,024 Sq ft

Total impervious ground coverage we are utilizing is 20,344 Sq ft – with the proposed additional buildings we would be at a total impervious ground coverage of 21,344 Sq ft which would result in only 31% of our property being improved upon.

Height Restrictions – not more than 60 feet in height

We are planning a wall height of 20 ft with a roof peak of 26 ft

We are proposing an additional 1,000 square feet to be utilized as additional space for Hillside Auto Repair, LLC. Currently due to limitations we are being forced to work in our parking lot on vehicles. This is all area that is solely devoted to the repair shop.

- 2. The extension, expansion or enlargement of the non-conforming use shall not exceed an increase of fifty percent (50%) of the original area of the non-conforming use. Where the nonconforming use is fully conducted within a building, this standard shall apply to the total area of the building footprint. Where the non-conforming use is not fully conducted within a building, this standard shall apply to the total land area of the lot dedicated to the nonconforming use. The original area of the non-conforming use is the original building footprint or land area devoted to the nonconforming use on the date such nonconforming use became nonconforming.*

As previously mentioned, – our property houses the business at the bottom of our hill where we currently occupy and use 10,720 square feet of property. We are proposing to add an additional 1,000 square feet of business use space onto our property. This would result in us adding well under 50% of our current occupied space by the business. While keeping our green footprint behind and on the side of the garage.

- 3. The extension, expansion or enlargement of the nonconforming use shall be subject to the off-street parking and loading requirements of Article XII. Where the lot includes sufficient existing off-street parking and loading spaces to meet the minimum parking space and loading space requirements of Article XII, no upgrades to the parking lot or loading area shall be required. However, if the extension, expansion, or enlargement of the nonconforming use requires the owner of the nonconforming use to provide additional off-street parking and/or loading spaces, the entire parking lot and/or loading area shall be upgraded to meet current design requirements for said features.*

Requirement for Article XII states that you need 1.5 parking spots per employee. Currently our lot can hold up to 25 cars with continued room for loading and unloaded. Please see pictures below. Deliveries are made directly into the shop or the bay doors.



- 4. The extension, expansion, or enlargement of the nonconforming use shall not be permitted to extend onto a parcel or land adjacent to the parcel occupied by the nonconforming use of the effective date of this ordinance.*

All expansions will be made only on the property located at 2394 Harney Road, Littlestown, PA 17340 owned by Justin & Jaclyn Greathouse. No expansions will be made on any other parcel of land.

- 5. The extension, expansion, or enlargement of the nonconforming use shall be subject to reasonable conditions of the Zoning Hearing Board.*

With the approval of our plan we are willing and able to work directly with the Zoning Hearing Board to ensure that we are following guidelines placed to ensure that Adam's County / Germany Township and Hillside Auto Repair, LLC are all following the guidelines placed for our plan for expansion of our nonconforming use.

Proposed Additions –

Building A –

Length – 36 foot

Width – 20 foot

Wall Height – 20 foot

Roof Peak – 26 foot

Shed –

Length – 20 foot

Width – 14 foot

Wall Height – 7 ½ foot

Roof Peak – 15 ½ foot

Current Hardships –

- Keeping up with the changing size of vehicles being produced, the length and width of vehicles has increased over the years.
- Current bays are not made for larger vehicles; work has to be completed in the parking lot.
- Space for the new technology required to work on cars (updated computers/lifts/etc)
- Downtime while awaiting arrival of material/parts
- Keeping up with shops of comparable size
- Keeping up with the demands of our customers
- Population increases in area (new developments / Maryland residents using our services across the state line)
- Being competitive in our market.

## Municipal Stormwater Management Worksheet A

Property Owner's Name Justin and Jaelyn Greathouse

Address of Property 2394 Harney Road, Lillistown PA 17340

Parcel ID # 15118-0026B-000 Municipality Germany Township

Phone Number 410.330.8369 New Impervious Area Associated with this Project 1,000 Sq. Ft.

Stormwater Project Type:  Level 1 Exempt     Level 2 Exempt     Level 3 Minor Plan     Level 4 Formal Plan

Estimated Project Disturbed Area (Square Feet or Acres) 1,000 Sq. Ft.

Total New Impervious Area Since Adoption of SWM Plan -0-

*Acknowledgement* - I declare that I am the property owner, or representative of the owner, and that the information provided is accurate to the best of my knowledge. I understand that stormwater may not adversely affect adjacent properties or be directed onto another property without written permission. I also understand that false information may result in a stop work order or revocation of permits. Municipal representatives are also granted reasonable access to the property for review and/ or inspection of this project if necessary.

Signature Jaelyn S. Greathouse Date 04/03/2026

**Step 1:** Determine the amount of new impervious area created by the proposed project. This includes any new surface areas that prevent infiltration of stormwater into the ground. New stone and gravel areas are considered impervious. Impervious areas existing before July 9<sup>th</sup>, 2012 are not included in this calculation. Use additional sheets if necessary

Calculate new impervious area by completing this table.

Surface	Length (ft)	x	Width (ft)	=	Impervious Area (ft <sup>2</sup> )
Buildings	36	x	20	=	720
Driveway		x		=	
Parking Areas		x		=	
Patios/ walkways	14	x	20	=	280
Other <u>shed</u>		x		=	
<b>Total Proposed Impervious Surface Area (Sum of all impervious areas)</b>					<b>1,000 Sq. Ft.</b>

- Level 1 - If the total new impervious surface area is up to 1,000 ft<sup>2</sup>, the project is exempt from the requirement to submit a plan for approval. Sign Acknowledgement and file this sheet with municipality.
- Level 2 - If total impervious surface area is 1,001 ft<sup>2</sup> to 10,000 ft<sup>2</sup>, continue to Step 2.  
- If project area can be entirely disconnected, sign Acknowledgement and file worksheets with municipality.
- Level 3 - If project is between 1,000 ft<sup>2</sup> and 5,000 ft<sup>2</sup> and requires BMPs, complete step 3.
- Level 4 - If project area is greater than 5,000 ft<sup>2</sup> and cannot be disconnected, the project does not qualify for the Simplified Approach.



## OWNER ACKNOWLEDGMENT

- Development activities shall begin only after the municipality approves the plan.
- The installed BMPs will not adversely affect any property, septic systems, or drinking water wells on this or any other property.
- If a stormwater management alternative to the approved minor stormwater site plan is used, the applicant will submit a revised plan to the municipality for approval. If a site requires a more complex system or if problems arise, the applicant may need the assistance of a licensed professional.
- The applicant acknowledges that the proposed stormwater management BMPs will be a permanent fixture of the property that cannot be altered or removed without approval by the Township.

I (we) Justin and Jaelyn Greathouse hereby acknowledge the above statements and agree to assume full responsibility for the implementation, construction, operation, and maintenance of the proposed stormwater management facilities. Furthermore, I (we) also acknowledge that the steps, assumptions, and guidelines provided in this simplified approach package (minor stormwater site plan & Municipal Stormwater Worksheet(s)) will be adhered to.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

04.03.2026

Signature: \_\_\_\_\_



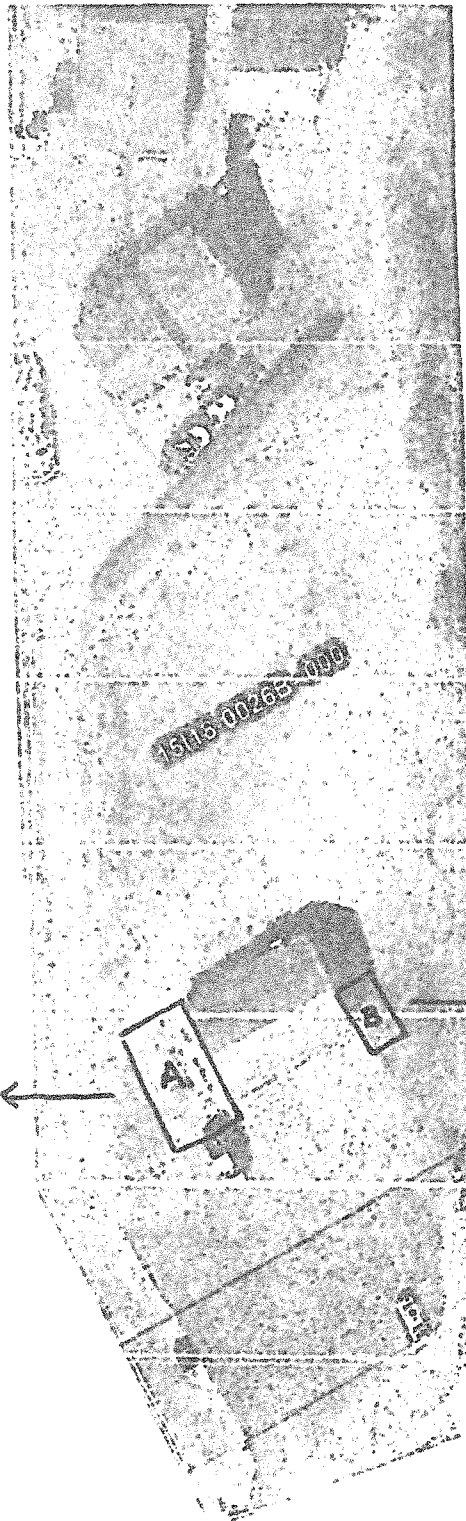
Date: \_\_\_\_\_

04.03.2026



2394 Harney Road  
Littletown, PA 17340

Hillside Auto Repair LLC  
2394 Harney Road  
Littletown, PA 17340



Addition A.  
36 x 20

Shed  
14 x 20

Building A - 720 sq. ft.  
Shed - 280 sq. ft.  

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1,000 sq. ft.

Germany Township Board of Supervisors  
136 Ulricktown Road  
Littlestown, PA 17340

Subject: Request for Waiver of SALDO Requirements

To: Mr. Elwood Albin, Mr. Wes McDaniel, Mr. Jack Ketterman

Gentleman:

We are writing to formally request a waiver from specific provisions of the Subdivision and Land Development Ordinance (SALDO) as it applies to our property located at 2394 Harney Road, Littlestown, PA 17340, Parcel Number – 15|18-0026B—00.

The provision for which we are seeking a waiver are as follows:

- Section - SALDO 160-8
- Requirement – The addition of a nonfarm accessory building less than 2,000 square feet and less than 50% of the principal building square footage
- Reason for Waiver: Currently our building is 1,320 Sq ft. We are attempting to add an addition of less than 1,000 Sq ft. We are staying below the Storm Water Management criteria and if we follow the SALDO 160-8 we are only permitted to add 660 Sq ft without providing a Land Development Plan. For the addition 340 Sq ft we are being asked to provide an LDP, which by the quotes we have received would make this project cost prohibited. Currently the quotes we received are ranging anywhere from \$15,000-\$20,000.

The intent of this request is to allow us a waiver of SALDO 160-8 allowing us to go over the 50% of the principal building without providing an LDP. Granting this waiver would not compromise public health, safety or welfare, nor would it conflict with the overall intent of the SALDO. With our current Auto Shop, Hillside Auto Repair LLC, we are operating out of a 2-bay garage. With the larger vehicles we are limited to the size we can work on in our existing garage. This addition would allow us to keep up with the current production of vehicles. The addition would also assist in down time while waiting on parts/material.

We are respectfully requesting that this waiver be placed on the agenda for consideration at the next regularly scheduled Board of Supervisors meeting. We have included supporting documentation, including a site plan, application for Municipal Stormwater Management Worksheets and our plan with working with Adams County Zoning to assist in your review.

Adams County Zoning Ordinance –

Application for Hearing Before the Adam's County Zoning Hearing Board

Requesting Special Exception – 13.02.A2

Requesting Variance – 13.02.B2

Submit to Adams County Zoning Board – 67 Old Harrisburg Road, Gettysburg, PA 17325

Current Hardships –

- Keeping up with the changing size of vehicles being produced
- Downtime while waiting on material/parts
- Keeping up with shops of comparable size
- Keeping up with the demands of our customers
- Population increases in the area
- To continue to be competitive in our market

Please let us know if any additional information or forms are required to complete this request. We appreciate your time and consideration and look forward to the opportunity to discuss this matter further.

Thank you for your attention to our request.

Sincerely,



Justin D Greathouse



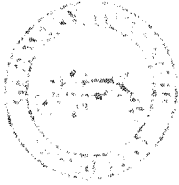
Jaclyn S Greathouse

2394 Harney Road

Littlestown, PA 17340

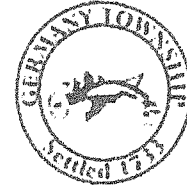
(410) 236-8369

Email – firequeen2001@gmail.com



## Germany Township

136 ULRICKTOWN ROAD  
LITTLESTOWN, PA 17340



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Telephone: (717) 359-7537  
E-mail: [office@germanytownship.org](mailto:office@germanytownship.org)

January 22, 2026

Justin & Jaelyn Greathouse (via [firequeen2001@gmail.com](mailto:firequeen2001@gmail.com))  
2394 Harney Rd.  
Littlestown, PA 17340

**Re: Waiver of SALDO Section 160-12 Small Land Development Plan/Modification of  
SALDO Section 160-8, definition of land development, subsection (3)(b) nonfarm  
accessory building**

On January 21, 2026, the Board of Supervisors took action to approve the waiver of SALDO Section 160-12 Small Land Development Plan/Modification of SALDO Section 160-8, definition of land development, subsection (3)(b) nonfarm accessory building as requested in your letter received by Germany Township on November 21, 2025, at 2394 Harney Rd.

Sincerely,

Melissa K. Zirkle  
Township Secretary

Cc: Erik Vranich, Keller Engineers (via [evranich@keller-engineers.com](mailto:evranich@keller-engineers.com))  
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