



ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**March 20, 2024
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
 - February 21, 2024
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Agricultural Security Area Addition - Huntington Township
 - 2023 Annual Report
- 7) Member Comments
- 8) Adjourn

Next Meeting: April 17, 2024



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MEETING MINUTES

February 21, 2024

1) Attendance:

Members - John Lerew, Mel Lebo, Skip Strayer, Tom Streiff, Dave Arndt, Bill Smith, Jim Morhaleck

Staff - Jenna Smith, Andrew Merkel

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

3) Minutes from December 20, 2023 Meeting: Approved as submitted

4) Reorganization

Mr. Strayer made a motion to nominate Mr. Lerew as Chair. The motion was seconded by Mr. Smith and passed unanimously.

Mr. Arndt made a motion to nominate Mr. Lebo as Vice-Chair. The motion was seconded by Mr. Streiff and passed unanimously.

Mr. Streiff made a motion to approve the nominations and appoint Mr. Lerew as Chair and Mr. Lebo as Vice-Chair. The motion was seconded by Mr. Morhaleck and passed unanimously

5) Public Comment: None

6) ACOPD Review Reports

SLD Submissions: 18 SLD plans were submitted between December 2023 and January 2024, 2 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Monastery of Jesus, Mary, and Joseph, Hamiltonban Twp. – Proposed buildings and storm water management
- Hampton Heights Ph VI, Reading Twp. – 30 proposed residential units as a phase of larger development



ADAMS COUNTY PLANNING COMMISSION

- Dollar General Market, Mt. Joy Twp. – Proposed Dollar General
- Lifespring at Cross Keys Village, Oxford Twp. – Lot consolidation and proposed adult daycare facility
- Charles & Lynn Skopic, Cumberland Twp. – Subdivision of agricultural lot to create new residential lot
- Conewago Ridge, Reading Twp. - Proposed single family and townhome development
- Pella Building Expansion, Straban Twp. - Building addition to existing facility

67/68 Submissions: Eight 67/68 land use consistency reviews were submitted between December 2023 and January 2024, including:

- Raven Rock Mountain Complex, Liberty Twp. – NPDES Stormwater/Construction
- Champion Mazda, Oxford Twp. - NPDES General Permit

Municipal/Misc. Reviews: Four municipal reviews and Comprehensive Plans/Misc. were submitted between December 2023 and January 2024, including:

- Straban Twp. - Zoning ordinance amendment for solar energy systems
- Latimore Twp. - Zoning ordinance amendment for solar energy
- Abbottstown Boro. - Zoning Ordinance amendment to change permitted square footage for cottage industry
- Littlestown Boro. - LASD land sale

7) Staff Reports

Mt. Joy Township Agricultural Security Area

Mt. Joy Township has submitted one parcel at 5 Bulk Plant Road for addition to their Agricultural Security Area. Staff recommends that the Adams County Planning Commission recommend that the Mt. Joy Township Supervisors approve the proposed addition to the Mt. Joy Township ASA.

Mr. Strayer made a motion to follow staff recommendation and recommend that the Mt. Joy Township Supervisors approve the addition to their ASA. The motion was seconded by Mr. Lebo and passed unanimously.

8) Member Comments: None

9) Adjournment: 7:50 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February SLD Report 2023

Month Submitted	February
Year	2024

File Number	SLD-23-106	SLD-24-009	SLD-24-010	SLD-24-011
Title	Charles and Lynn Skopic	The Crossings	George and Leona Wilders	Raven Rock Mountain Complex
Plan Type	Residential	Residential	Residential	Institutional
Resubmission	YES	NO	NO	NO
Municipality	Cumberland	Cumberland	Liberty	Liberty
Location	560 Black Horse Tavern Rd	Old Mill Rd	201 Harbaugh Valley Rd	
Parcel ID	09E14-0009E--000	09E12-0108B--000	25A18-0009---000	25B18-0039---000
School Dist	GASD	GASD	FASD	FASD
Zoning	A/R	R	C	C
Total Site Ac.	50.16	53.696	23	
Ac Converted	6.532	53.696	2.46	
Lot Addition Plan			YES	
New Res Lots/ Units	1	154	0	0
Ac Res Lots/ Units	6.532	26.941	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft	0	0	0	0
Ac. New Parking				0.15
Description	Subdivision of residential lot, LCAC easement covers most of new lot	Single-family residential home development with 154 residential lots and 3 open space (largely for stormwater management) lots	Lot addition to adjacent residential lot under the same ownership	Construction of public works support facility and consolidated maintenance complex

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February

File Number	SLD-24-012	SLD-05-245	SLD-24-013	SLD-24-014
Title	Beiler Storage Barn and House	Fairfield Commons	Golden Wood	David King
Plan Type	Agricultural	Residential	Commercial	Residential
Resubmission	NO	YES	NO	NO
Municipality	Mt. Joy	Fairfield	Liberty	Union
Location	170 Furney Rd	20 E Main St	2575 Tract Rd	305 Basehoar Rd
Parcel ID	30G17-0016D--000	11006-0044---000	25D18-0004---000	41J16-0021---000
School Dist	GASD	FASD	FASD	LASD
Zoning	AC	VC	A/R	R-2
Total Site Ac.	87.73	1	16.99	79.75
Ac Converted	0.2	1	0.53	24.962
Lot Addition Plan				
New Res Lots/ Units	0	0	0	1
Ac Res Lots/ Units	0.000	0.000	0.000	24.962
Non-Res Ac. Devpt			0.53	
Building Sq Ft	8700	0	4044	0
Ac. New Parking				
Description	Construction of new barn and house	Amended plan showing updated building footprints	Two new kennel buildings, office buildings, and turf play areas at existing dog kennel facility	Subdivision of new residential/ag lot from existing residential/ag lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

February

File Number	SLD-24-015
Title	Douglas & Ann Small
Plan Type	Commercial
Resubmission	NO
Municipality	Berwick
Location	105 Kelly Rd
Parcel ID	04K11-0024A--000
School Dist	CVSD
Zoning	LMU
Total Site Ac.	1.14
Ac Converted	1.14
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	1.14
Building Sq Ft	0
Ac. New Parking	
Description	Proposed pavement area for garden, building, and contractor supply use

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-24-005	5955 Hanover Rd.	2/1/2024
Permit Type	Municipality	
NPDES General Permit	Conewago	

File Number	Applicant	Date Submitted
Act67/68-24-006	Gettysburg Bible Baptist	2/21/2024
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

File Number	Applicant	Date Submitted
Act67-68-24-007	Gettysburg Plant Building Expansion	2/21/2024
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

File Number	Ordinance	Municipality	Date Submitted
ORD-24-002	Zoning Ordinance	Oxford Twp	2/8/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Amended setion 27-514			

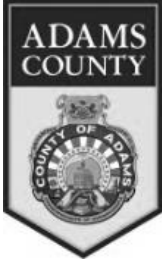
File Number	Ordinance	Municipality	Date Submitted
ORD-24-004	Zoning Ordinance	Cumberland Twp	2/26/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for PUD Single Family in MX zoning			

File Number	Ordinance	Municipality	Date Submitted
ORD-24-003	Zoning Ordinance	Butler Twp	2/26/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Amended Text Amendment			

File Number	Ordinance	Municipality	Date Submitted
ORD-24-006	Zoning Ordinance	Cumberland Twp	2/27/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: LDP requirements for SALDO			

File Number	Ordinance	Municipality	Date Submitted
ORD-24-005	Zoning Ordinance	Mt. Joy	2/27/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Remove certain time extension - solar energy			

File Number	Ordinance	Municipality	Date Submitted
ORD-24-007	Zoning Ordinance	Berwick Twp	2/28/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Definitions update			



ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325

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Sherri Clayton-Williams, AICP, Director

Date: February 27, 2024
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Huntington Township ASA – Addition

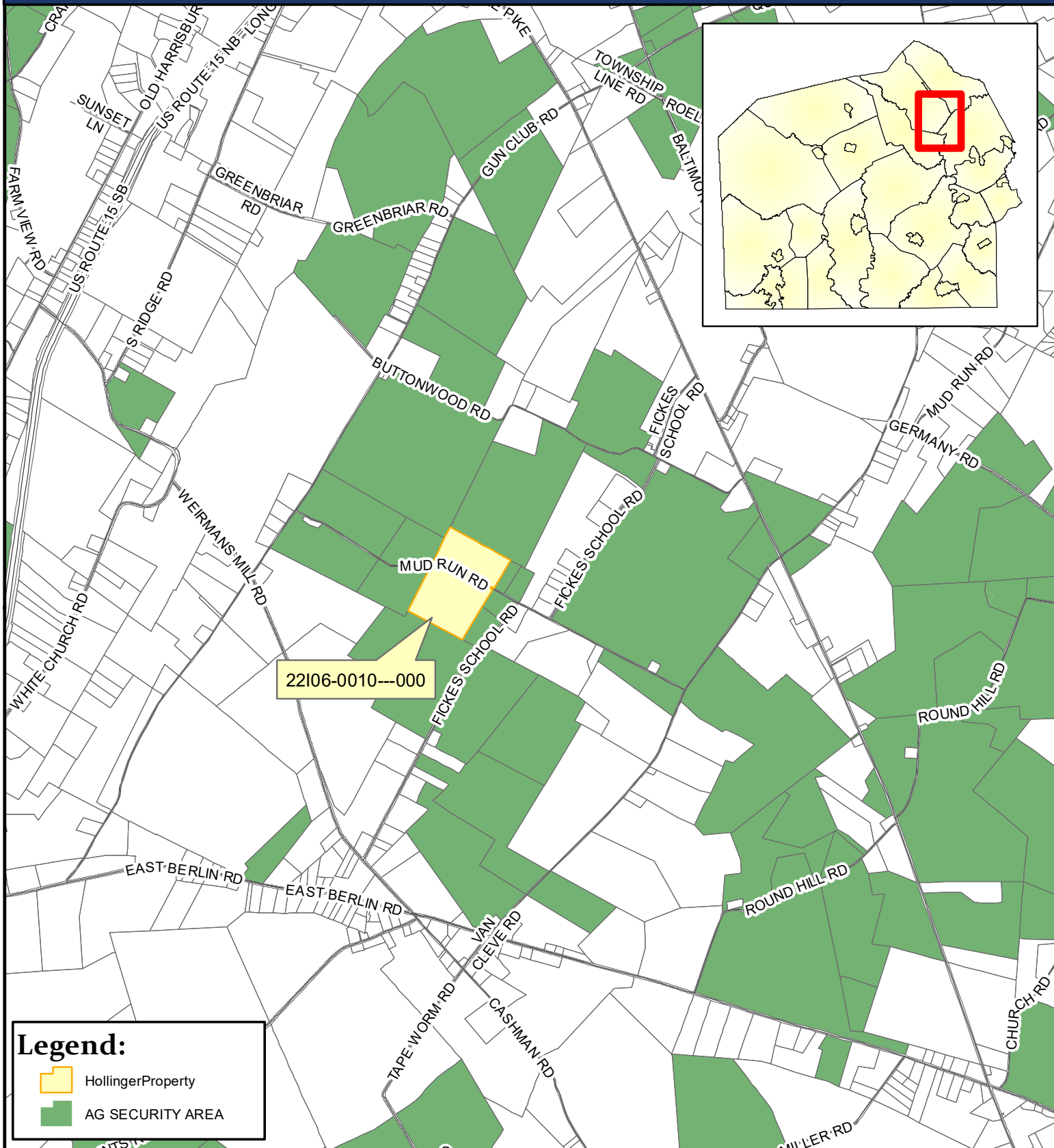
In accordance with Section 905(d)(2) of the Agricultural Security Area Law, the Adams County Planning Commission is provided with the opportunity to review and provide recommendations on proposed Agricultural Security Areas (ASA's), ASA additions, and modifications.

Huntington Township has submitted one parcel for addition to their Huntington Township Agricultural Security Area:

Steven & Jennifer Hollinger

- Property Location: 300 Mud Run Road, York Springs (22I06-0010---000) -50.00 acres
- Zoning: Agricultural Conservation (Huntington Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:
N/A
- County Comprehensive Plan Land Use Plan Designation: 100% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density*
- 30% of the property is underlain by prime agricultural soils, 26% of the property is underlain by statewide importance soils, and 44% is local importance soils.
- 100% of the property is underlain by Soil Conservation Service Capability Classes II, III, and IV.
 - 18% of the property is wooded.
- This property is actively being farmed by the family under Sweethog Farm.
- **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Huntington Township Supervisors approve the proposed addition to the Huntington Township ASA.

HUNTINGTON TOWNSHIP ASA ADDITION



Legend:

- HollingerProperty
- AG SECURITY AREA

Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | 02.27.2024 MAC

This map is for illustration purposes only. Adams County
Office of Planning & Development does not assume any
responsibility for the information presented on this map.

HUNTINGTON TOWNSHIP ADAMS COUNTY, PA

