

# Adams County Planning Commission

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

## Meeting Minutes – June 17, 2020

### **Attendance:**

*Members* – John Lerew, Victor Frank, Melvin Lebo, Al Lowas, Richard Crouse, Bill Smith, Skip Strayer, Ed Kaplan

*Commissioner* – Jim Martin

*Staff* – Jenna Smith, Sherri Clayton-Williams, Andrew Merkel, Robert Thaeler, Harlan Lawson

*Public* – Stephen & Patty Haut, Jack Powell, Joe Edgar, Lisa Grim

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

**Minutes from February 19, 2020 Meeting:** Approved as submitted.

**Advanced Public Comments:** None

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

*SLD Submissions:* 34 SLD plans were submitted from February 2020 to May 2020, 12 of which were resubmissions. There were several subdivisions, lot additions, and land development plans including:

- Pine Run Park Ph III, Hamilton Twp. - Resubmission proposing 31 residential lots, one open space lot, and 3 additional five-space parking areas
- John A. Shutta, Latimore Twp. - Resubdivision of a combined lot into three lots in Lake Meade
- Old Mill Overlook, Cumberland Twp. - Proposed townhouse development of 112 units, 414 parking spaces, and 12 acres of open space
- Hampton Fire House, Reading Twp. - Subdivision of existing fire hall from ball field and parking lot
- Heidlersburg Compressor Station, Tyrone Twp. - Proposed solar array
- Hillendale Gettysburg Manure Stacking Building, Tyrone Twp. - Proposed manure stacking building and associated paving as an extension of the existing manure gasification plant.
- Amblebook Utility Lot 1, Straban Twp. - Revision and additions to previously approved utility lot for wastewater treatment facility

*67/68 Submissions:* 18 67/68 land use consistency reviews from February 2020 to June 2020, including:

- Adams Solar LLC, Straban Twp. – NPDES Stormwater/Construction, Water Obstruction & Encroachment Activities

- PennDOT Shrivvers Corner Rd, Straban Twp. – General Permit 11; Bridge Replacement
- Team Ag-Hillandale, Tyrone Twp. – NPDES General Permit
- Pine Run Ph II, Hamilton Twp. – NPDES Stormwater/Construction
- Sawmill Acres LLC Commercial Sports Facility, Huntington Twp. – NPDES Stormwater/Construction

*Municipal/Misc. Reviews:* 9 municipal reviews and Comprehensive Plans/Misc. from February 2020 to June 2020, including:

- Cumberland Twp
  - o Zoning ordinance amendment to change from Mixed Use to Airport
  - o Zoning ordinance amendment for RD cluster overlay maximum height
  - o Zoning ordinance amendment for solar energy systems
- Straban Twp – Zoning ordinance amendment for EC-1, MU-1, MU-2, and EC-2 zones
- Liberty Twp – Zoning ordinance text amendment
- Freedom Twp – Draft zoning ordinance
- Fairfield Boro – Zoning ordinance amendment for short term rentals
- Mount Pleasant Twp – Zoning ordinance amendment for solar energy systems
- Tyrone Twp - Zoning ordinance amendment for large scale solar energy systems

### **County Zoning:**

#### *Haut Special Exception Application*

Stephen Haut has submitted a special exception application to the Adams County Zoning Hearing Board to allow for two special exceptions for a property in Menallen Township at 2635 Shippensburg Road. The property is located partially within the Land Conservation (LC) District and partially within the Rural Residential (RR) District of the Adams County Zoning Ordinance. Mr. Haut has proposed to expand the existing campground on the RR portion of the property, and the development of campground facilities in the LC District portion of the property.

Staff Recommendation: Staff is unsure as to whether the applicant will be able to achieve the identified standards given the proposed configuration of the expanded campground and are unable to recommend that the Adams County Planning Commission recommend approval of the application as currently submitted. Should the Planning Commission determine that recommendation of approval to the Zoning Hearing Board is possible, the staff recommend that conditions of approval be applied to such recommendation to ensure ordinance compliance is achieved.

Motion: Mr. Frank made a motion to recommend that the Adams County Zoning Hearing Board approve the application when conditions of approval are applied.

The motion was seconded by Mr. Martin and passed unanimously.

#### *Grim Special Exception Application*

Lisa Grim has submitted a special exception application to the Adams County Zoning Hearing Board to allow for the development of a Farm Market/Agritourism use in Butler Township. Ms.

Grim owns the property at 2100 Table Rock Road in the Agricultural Preservation (AP-1) District of the Adams County Zoning Ordinance.

Staff Recommendation: Staff does not object to the development of a Farm Market/Agritourism use on the subject property from a community planning perspective. The submitted application demonstrates compliance with many of the applicable requirements for proposed use, however, further details are needed in order to demonstrate compliance with all standards. The staff recommend that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application under the condition that necessary additional information including local sales percentage, floor area devoted to the use, and parking space count, design, and landscaping is included in the applicant's presentation to the Zoning Hearing Board.

Motion: Mr. Frank made a motion to recommend that the Adams County Zoning Hearing Board approve the Special Exception when conditions of approval are applied.

The motion was seconded by Mr. Lebo and passed unanimously.

#### *Vidyarthi Special Exception Application*

Ashkay Vidyarthi has submitted a special exception application to the Adams County Zoning Hearing Board to allow for the creation of 4 Estate Lots in Germany Township. These Estate Lots are located at the Locust Lane and Roberts Road intersection and are currently within the Land Conservation (LC) District of the Adams County Zoning Ordinance.

Staff Recommendation: Staff does not object to the creation of four estate lots on the existing property from a community planning perspective. The submission demonstrates compliance with the applicable requirements for Estate Lots, and that the applicant will be able to clarify the extent and location of proposed living areas. The staff recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application.

Motion: Mr. Frank made a motion to recommend that the Adams County Zoning Hearing Board approved the submitted application.

The motion was seconded by Mr. Kaplan and passed unanimously.

#### **Staff Updates:**

##### *Transportation Improvement Plan*

The public review period for the TIP is currently open until July. The next ACTPO public meeting will occur on July 1<sup>st</sup>. At the next Planning Commission meeting, a recommendation will need to be made to ACTPO

### *Electronic Review Submissions*

ACOPD is attempting to utilize the system for electronic submissions to the fullest extent instead of requesting the submission of hard-copy plans.

### *ACOPD Operations*

The office is currently operating at about 50% capacity during normal operating hours and other staff are working remotely for the time being.

### *Grants and Financial Assistance*

There have been several funding opportunities presented for pandemic relief. The applications for CDBG funding have been opened early this year, with the opportunity for additional funding. Adams County has also been allotted two County COVID-19 Relief Block Grants at the sum of \$9.3 million. The application for this funding is currently under review, and ACOPD intends to play a major role in the administration of these funds. It is intended that a selection committee will be created to determine the best possible way to distribute these funds throughout the county.

**Member Comments:** None

**Staff Comments:** None

**Public Comments:** None

**Adjournment:** 9:00