

Adams County Planning Commission

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

Meeting Minutes – August 17, 2022

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

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

Minutes from July 20, 2022 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 10 SLD plans were submitted in July 2022, 5 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Petrus Holdings – Charcoal Property, Hamiltonban Twp. - Revised proposal for construction of chapel, 14 hermitages, storage buildings
- Gettysburg Tour Center, Gettysburg Boro. - New tour center building and parking layout changes
- Roundtop Lot Addition, Mt. Joy Twp. – Conveying HOA owned open space areas to adjacent property owners
- Knouse Foods Cooperative, Franklin Twp. – Subdivision of 40-acre lot in half

67/68 Submissions: One 67/68 land use consistency review was submitted in July 2022, including:

- Hanover Retail Holdings, LLC, Berwick Twp. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Two municipal reviews and Comprehensive Plans/Misc. were submitted in July 2022, including:

- Fairfield Boro. – Zoning ordinance amendment regarding signage for emergency services uses
- Gettysburg Boro. - Zoning text amendment changing various standards and definitions related to short term lodging

Staff Reports

Reading Township Agricultural Security Area Review

Reading Township has submitted one parcel for addition into their Agricultural Security Area. The parcel meets the minimum qualifications to be added to the program. ACOPD recommends that the ACPC recommend the Reading Township supervisors approve the proposed addition to the Reading Township ASA.

Mr. Crouse made a motion to follow staff recommendation that the Reading Township Supervisors approve the proposed addition to the Reading Township Agricultural Security Area.

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

Adams County Zoning Ordinance - Curative Amendment

Mr. Thaeler presented an overview of the curative amendment process and the proposed text amendment to the Adams County Zoning Ordinance. The amendment primarily includes definitions and standards for uses that are not currently permitted under the current ordinance. There are also some significant proposed provisions to the Residential and Employment Center Districts.

There was some discussion regarding the curative amendment process generally, as well as some more specific questions about how Event Venues are handled within the amendment.

Mr. Strayer made a motion to recommend that the Adams County Commissioners consider adoption of the Curative Amendment as currently proposed.

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

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:01