



# ADAMS COUNTY PLANNING COMMISSION



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

## ***MEETING AGENDA***

**October 18, 2023  
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
  - September 20, 2023
- 4) Public Comment
- 5) ACOPD Review Reports
  - Subdivision & Land Development Reviews
  - Act 67/68 Reviews
  - Municipal Reviews
  - Miscellaneous Reviews
- 6) County Zoning
  - Map Amendment Request - 6295 Baltimore Pike
- 7) Project Updates
  - Adams County Broadband Work & Feasibility Study
- 8) Member Comments
- 9) Adjourn

**Next Meeting: November 15, 2023**



# ADAMS COUNTY PLANNING COMMISSION



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670 Old Harrisburg Road  
Gettysburg, Pennsylvania 17325

## MEETING MINUTES

September 20, 2023

### 1) Attendance:

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

*Commissioner* - Jim Martin

*Staff* - Jenna Smith, Andrew Merkel, Laura Neiderer, Brad Kommeth

**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 July 19, 2023 Meeting:** Approved with minimal changes regarding members in attendance

**4) Public Comment:** None

### 5) ACOPD Review Reports

*SLD Submissions:* 26 SLD plans were submitted between July and August 2023, 6 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 stormwater management for existing monastery
- Chohany Enterprises, LLC, Oxford Twp. - Proposed self-storage facility, retaining existing dwelling on property
- Berlin Junction Ph III, Oxford Twp. - Proposed stone pads totaling 10.6 acres, extending road through center of property ending in cul-de-sac
- 2796 Heidlersburg Rd, Tyrone Twp. - Professional/medical office use within existing dwelling, addition of parking area for new use
- Oxen Country Meadows Ph II Sections 3 & 4, Oxford Twp. - Phase of residential project with 18 townhome units and associated parking
- Gettysburg Airport Ph 3, Cumberland Twp. - Construction of south aircraft parking apron
- Cambridge Crossing Ph II & III, Cumberland Twp. - Resubmission for townhome residential development with minimal layout changes.
- Isaac & Sadie Lapp, Mt. Pleasant Twp. - Proposal for two large turkey barns and two smaller barns
- Gettysburg Commons, Bonneauville Boro. - Mobile home development with 233 units



# ADAMS COUNTY PLANNING COMMISSION

67/68 Submissions: 10 67/68 land use consistency review were submitted from July to August 2023, including:

- Realignment of Brickyard Rd, Oxford Twp. – NPDES General Permit
- 7051 Old Harrisburg Rd - Fill to Raise Elevation, Tyrone Twp. - NPDES General Permit

*Municipal/Misc. Reviews:* Nine municipal reviews and Comprehensive Plans/Misc. were submitted from July to August 2023, including:

- Biglerville Boro. - Zoning map change one parcel from commercial to industrial
- Cumberland Twp. - Zoning ordinance amendments for standards for R Cluster District and new residential overlay districts
- Oxford Twp. - Zoning map amendment
- Mt. Pleasant Twp. - Zoning ordinance amendment regarding private air strips.
- Franklin Twp. - Zoning ordinance amendment request regarding shopping center standards
- Huntington Twp. - Zoning ordinance amendment for convenience stores and gas stations
- Abbottstown Boro. - Zoning map amendment

## 6) Staff Reports

### *Mt. Joy Township Agricultural Security Area Seven-Year Review*

Mount Joy Township has submitted 139 parcels for reestablishment in their Agricultural Security Area. Two parcels are to be added, 11 parcels are updated with modifications, and 12 parcels are to be removed. Staff recommends that the ACPC recommend that the Mt. Joy Township Supervisors approve the 152 parcels within the Mt. Joy Township ASA for the 2023 Seven-Year Review containing 7,309.34 acres as submitted per their list with changes made by staff.

Mr. Lebo made a motion to follow staff recommendation and recommend that the Mt. Joy Township supervisor approve the parcels within the township's ASA with changes made by staff. The motion was seconded by Mr. Arndt and passed unanimously.

## 6) Staff Updates

### *Next Generation 911*

Mr. Kommeth provided an update on the work being completed to update data related to emergency services response. The new county fire box map was discussed and compared to changes made from the previous fire box map. The new fire box map will take effect in April of 2024 tentatively.



# ADAMS COUNTY PLANNING COMMISSION

## *Transportation Projects*

Mr. Merkel provided an update regarding the Route 94 Corridor Study which will assist in generating information needed to make necessary safety related changes to the intersection in the Cross Keys area. Ms. Neiderer provided updates on some other transportation related projects including the Active Transportation Safety Tool, which is a project currently in progress.

**8) Member Comments:** None

**9) Adjournment:** 8:06 PM

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September SLD Report 2023

Month Submitted	September
Year	2023

File Number	SLD-22-034	SLD-23-014	SLD-23-077	SLD-23-078
<b>Title</b>	293 Blettner Ave Snacks	Granite Hill Solar Rev 1	Fifty Properties LLC	SAI RAM 27 LLC
<b>Plan Type</b>	Industrial	Infrastructure	Mixed Use	Mixed Use
<b>Resubmission</b>	YES	YES	NO	NO
<b>Municipality</b>	Conewago	Straban	Carroll Valley	Cumberland
<b>Location</b>	293 Blettner Avenue	25 Pond Bank Rd	5720 Fairfield Rd	1025 Biglerville Rd
<b>Parcel ID</b>	08K12-0007---000	30H09-0020---000	43014-0005---000	09F12-0044---000
<b>School Dist</b>	CVSD	GASD	FASD	GASD
<b>Zoning</b>	I	R-R	C2	MX
<b>Total Site Ac.</b>	104.683	264.85	1.82	1.3
<b>Ac Converted</b>	35	7.263	1.25	0.085
<b>Lot Addition Plan</b>	YES			
<b>New Res Lots/ Units</b>	0	0	20	0
<b>Ac Res Lots/ Units</b>	0.000	0.000	1.820	0.000
<b>Non-Res Ac. Devpt</b>	35			
<b>Building Sq Ft</b>	337790		31500	2250
<b>Ac. New Parking</b>	2.017		0.179	0.055
<b>Description</b>	Proposed construction of food manufacturing/production facility and wastewater pretreatment facility, room left for potential future expansion, addition of small residential lot to warehouse lot	Resubmission for subdivision of property containing barn and dwelling form larger ag property owned by solar company	Proposed mixed use building with apartment and commercial, along with a parking area and riparian buffer restoration	Continued use of exisiting convenience store and addition of residence to the same property

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September

File Number	SLD-23-079	SLD-23-080	SLD-23-081	SLD-23-082
<b>Title</b>	Mason Dixon Storage	Hampton Heights Ph VI	Upper Conewago Congregation & Hamilton Twp	Helicopter Applicators Inc
<b>Plan Type</b>	Commercial	Residential	Institutional	
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Germany	Reading	Hamilton	Straban
<b>Location</b>	6670 Baltimore Pike	Stoney Pt/East Berlin Rd	391 Mummerts Church Rd	
<b>Parcel ID</b>	15J18-0062---000	36K07-0023A--000	17L08-0090---000	
<b>School Dist</b>	LASD	BSSD	CVSD	
<b>Zoning</b>	HC	R-2	R-3	
<b>Total Site Ac.</b>	16.25	32.838	32.94	
<b>Ac Converted</b>	6.28	32.838	3.795	
<b>Lot Addition Plan</b>	YES		YES	
<b>New Res Lots/ Units</b>	0	30	0	0
<b>Ac Res Lots/ Units</b>	0.000	23.679	0.000	0.000
<b>Non-Res Ac. Devpt</b>	6.28			
<b>Building Sq Ft</b>	141800			
<b>Ac. New Parking</b>				
<b>Description</b>	Lot addition and construction of additional storage units for self-storage facility	Proposed construction of 30 single family residential units in partially built out development	Lot addition from congregation property to township property	(blank)

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September

File Number	SLD-23-083
Title	New Library Building
Plan Type	Institutional
Resubmission	NO
Municipality	Gettysburg
Location	61 Seminary Ridge
Parcel ID	16006-0030---000
School Dist	GASD
Zoning	INS/I
Total Site Ac.	15.226
Ac Converted	5
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	
Building Sq Ft	
Ac. New Parking	
Description	Subdivision of a five acre lot for new library building, Easements will be created to allow access to the new lot and the lots behind

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/67-23-051	York Water Company	9/18/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Abbottstown	

File Number	Applicant	Date Submitted
Act67/68-23-051	Michael Sracic	9/20/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

File Number	Applicant	Date Submitted
Act67/68-23-052	Littlestown Community Park	9/21/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Littlestown	

File Number	Applicant	Date Submitted
Act67/68-23-053	Bridgewater and Shoemaker 59 Sr Living cottages	9/25/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

File Number	Applicant	Date Submitted
Act67/68-23-054	Cross Keys Village	9/25/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

File Number	Applicant	Date Submitted
Act67/68-23-055	Granite Hill Solar	9/28/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	



File Number	Ordinance	Municipality	Date Submitted
ORD-23-023	Zoning Ordinance	Franklin Twp	9/11/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> Map Amendment - 265 7 Stars Rd			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-020	Zoning Ordinance	Franklin Twp	9/11/2023
Resubmission	Originator	Amendment	Type of Amendment
<input checked="" type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> Curative ZOA Mr Arend Visher			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-024	Zoning Ordinance	Carroll Valley Boro	9/14/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> Accessory Building and Acc. Structure			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-025		Littlestown Twp	9/28/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> Map Amendment NorthEast Pallet			



September 28, 2023

Robert Thaeler, Principle Planner/Zoning Officer  
Adams County Office Planning & Development  
670 Old Harrisburg Road, Suite 100  
Gettysburg, PA 17325

**VIA EMAIL ONLY**

[rthaeler@adamscountypa.gov](mailto:rthaeler@adamscountypa.gov)

**6295 BALTIMORE PIKE, GERMANY TOWNSHIP  
ADAMS COUNTY, LITTLESTOWN, PA**

Dear Mr. Thaeler:

Thanks for talking with me about this property over the past couple months, in reference to your letter dated June 29, 2022, to my colleague Matt Czaus. As discussed, in over 50 years of brokerage and development of real estate, I find it extremely rare that there are no provisions in a Zoning Ordinance to permit change in a non-conforming use to another non-conforming use.

I have been authorized by the owner of the property at 6295 Baltimore Pike, Littlestown, PA to request a zoning map amendment to re-zone the property from SFR (single family residential) to HC (highway commercial).

This property has been occupied by Quality Veneer Stone Co. for the past 12 years and used as a regional distribution location for its stone veneer products with up to 20 subcontractor installers. The house has been used as an administrative office for as many as 10 fulltime employees. Several acres of the land and the out-buildings have been used for storage and display of their products.

In the marketing of this property over the past 12 months we have received numerous inquires and showings with expression of interest for other commercial use applications. Interest in any type of residential use of the house or subdivision of the land has been non-existent.

Attached is a copy of the current Germany Township Zoning Map (both full map and enlarged partial map) which provides HC zoning on much of the Baltimore Pike frontage north (both sides) and south (both sides) of the subject site. Also attached are current photographs of many of the businesses actively operating in the HC and SFR zoning districts along Baltimore Pike.

I have made several contacts with the two property owners adjacent to the north of the subject property, and while they do not oppose the re-zoning of the subject property, they are not interested in joining in this application to re-zone their properties as well.

Robert Thaeler, Principle Planner/Zoning Officer  
Adams County Office Planning & Development  
September 28, 2023  
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I have also discussed the request with Mr. Albin, Chairman of Supervisors, Germany Township, who has expressed similar understanding and agreement that this property has been and should continue to be able to be available for commercial uses.

Please present this request to the appropriate authorized officials in the Adams County Planning Commission for recommendation and forwarding to the Adams County Commissioners for consideration to this request.

Please acknowledge receipt of this letter/application, and let me know if there is any additional information you require. I would also appreciate feedback on the time line and process for consideration of this application.

When the Adams County Commissioners schedule a hearing I will plan to attend for an in-person presentation.

Best regards,



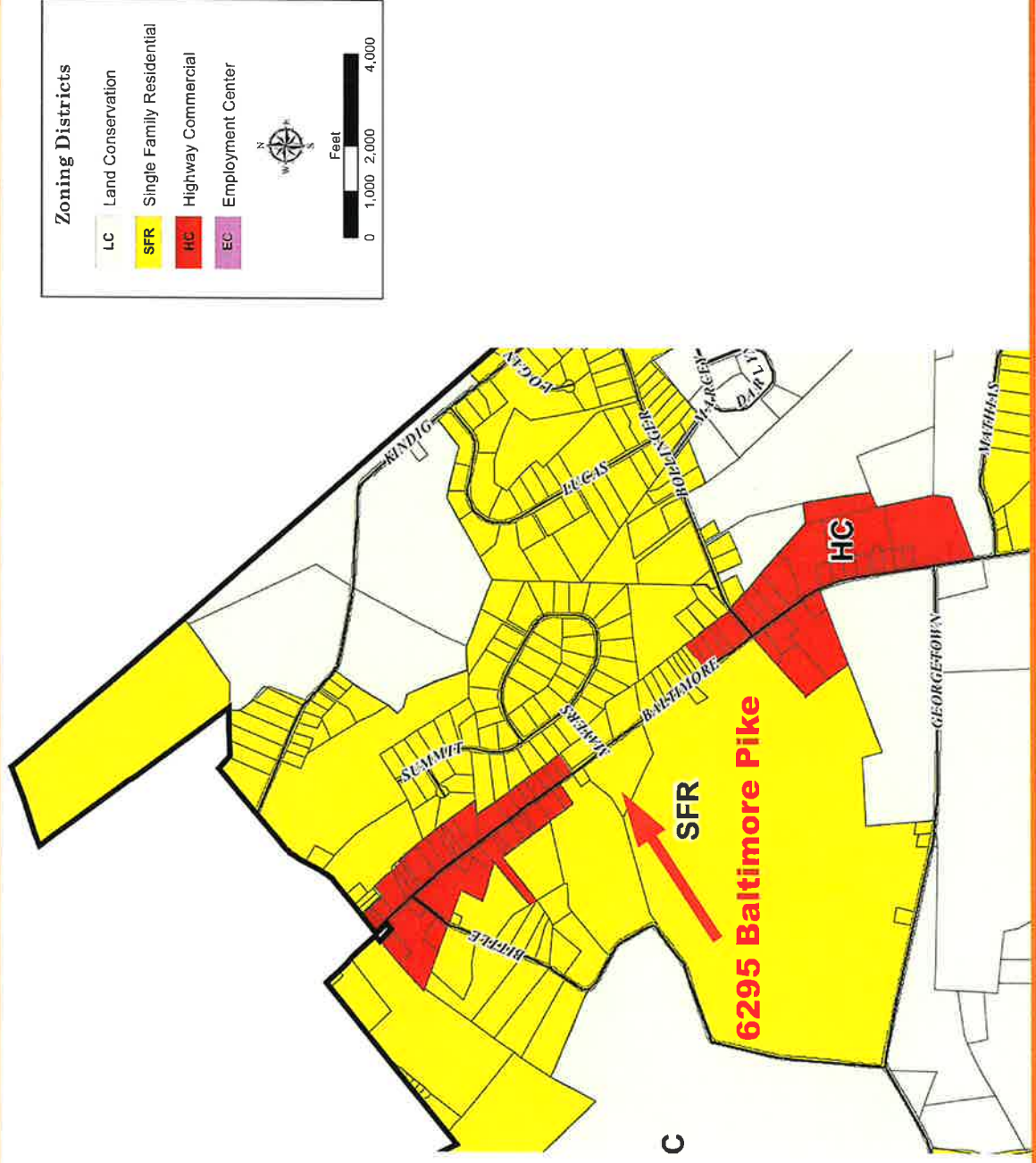
Dwight E. Wagner, CCIM

DEW:trb

Enclosures

cc: Glen Lengacher ([glen.lengacher@qualitystoneveneer.com](mailto:glen.lengacher@qualitystoneveneer.com))  
Ben Lengacher ([ben.lengacher@qualitystoneveneer.com](mailto:ben.lengacher@qualitystoneveneer.com))

# ZONING MAP DETAIL



U.S. COMMERCIAL REALTY

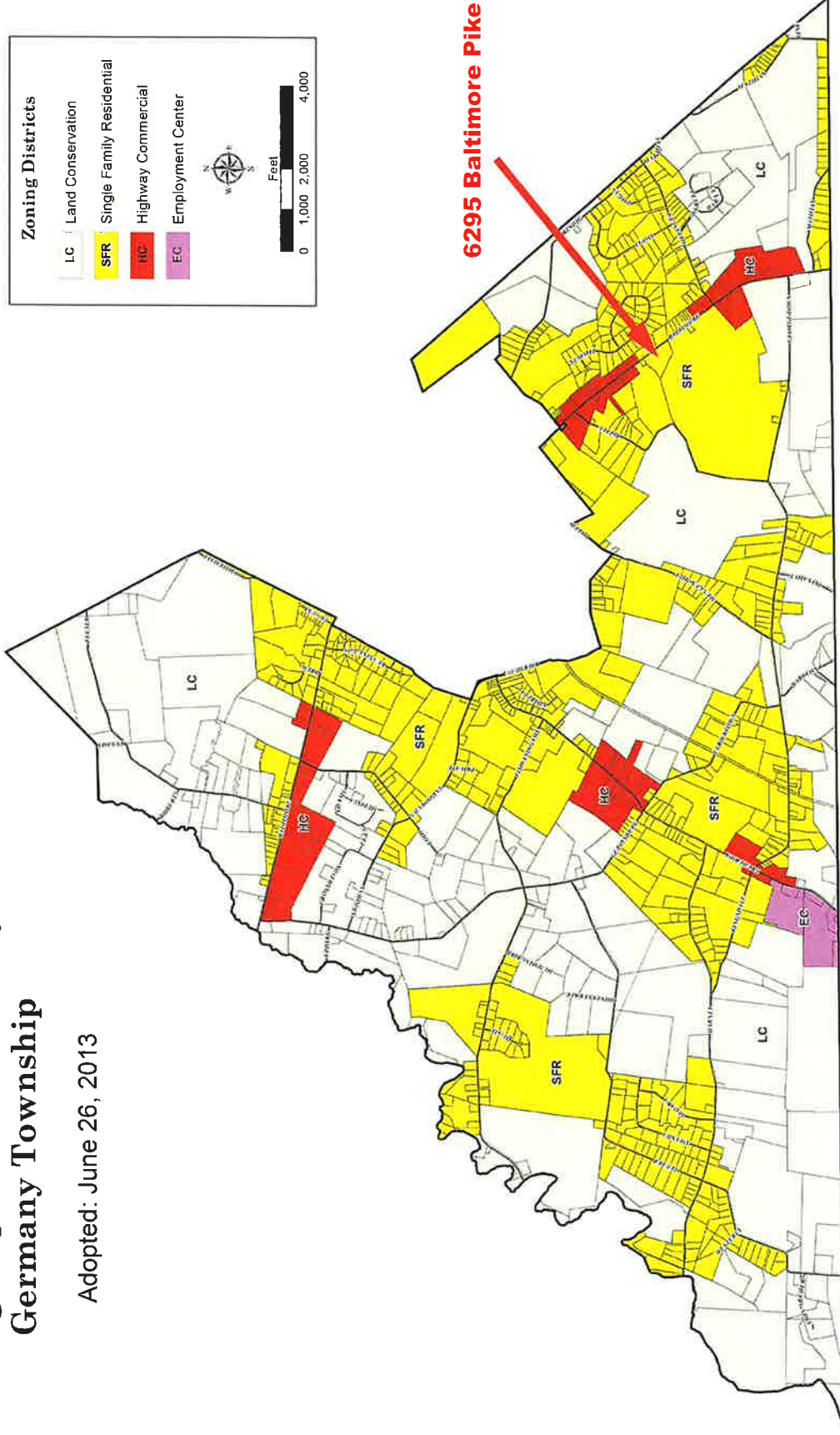
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)



# ZONING MAP

## Zoning Map of Adams County Germany Township

Adopted: June 26, 2013



Prepared By: Adams County Office of Planning & Development, January 2008 S.W.; rev. October 2012, July 2013. Parcels last updated May 2012.



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