



ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**July 17, 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
 - May 20, 2026
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Union Township ASA addition request
- 7) Member Comments
- 8) Adjourn

Next Meeting: August 19, 2026



ADAMS COUNTY PLANNING COMMISSION

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MEETING MINUTES

May 20, 2026

1) Attendance:

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

Commissioner - Jim Martin

Public - Justin & Jaclyn Greathouse

Staff - Jenna Smith, Robert Thaeler

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

3) Minutes from April 15, 2026 Meeting: Approved as submitted.

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 6 SLD plans were submitted in April 2026. There were subdivisions, lot additions, and land development plans including:

- The Overlook, Germany Twp – Formerly Gerrick Overlook, resubmission of proposed single family residential development, fewer lots than original submission
- The Crossings, Cumberland Twp - Single family residential development consisting of 154 lots

67/68 Submissions: Nine 67/68 land use consistency reviews were submitted in April 2026, including:

- Artillery Ridge Campground, Cumberland Twp - NPDES Stormwater/Construction
- Monastery Bank Barn, Hamiltonban Twp - NPDES General Permit
- Cavalry Hill Phase II, Oxford Twp - NPDES General Permit
- 153 New Dwelling Units, Oxford Twp - NPDES Stormwater/Construction
- Pennwood Products, Hamilton Twp - NPDES Stormwater/Construction

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

- Reading Twp - SALDO Amendment regarding size of accessory agricultural buildings that require submission of a land development plan
- Oxford Twp - Zoning Ordinance Amendment regarding vehicular access



ADAMS COUNTY PLANNING COMMISSION

6) County Zoning:

Germany Township Special Exception Application - Greathouse

Justin and Jaclyn Greathouse have submitted a special exception application to allow for the expansion of an existing nonconforming use at 2394 Harney Road in Germany Township. The property is located in the Residential District and includes an auto repair shop, which is a nonconforming use in the district. The applicant wishes to expand the nonconforming use with a 720 square foot addition and a 280 square foot shed.

The Office of Planning and Development does not object to the proposed expansion of the existing nonconforming use. Staff recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the special exception application as submitted.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Adams County Zoning Hearing Board approve the special exception application as submitted.

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

7) Member Comments: None

8) Adjournment: 7:27 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May SLD Report 2026

Month Submitted	May
Year	2026

File Number	SLD-25-099	SLD-26-033
Title	Chavio Estates	Michael A. Carkitto
Plan Type	Residential	Agricultural
Resubmission	YES	NO
Municipality	Mt. Joy	Menallen
Location	Orphanage Rd	Mt. Tabor Rd
Parcel ID	30G17-0034B--000	29F05-0035---000
School Dist	GASD	UASD
Zoning	AC	LC/VV
Total Site Ac.	55.27	42.77
Ac Converted	55.27	0
Lot Addition Plan		
New Res Lots/ Units	8	0
Ac Res Lots/ Units	55.266	0.000
Non-Res Ac. Devpt		
Building Sq Ft	0	0
Ac. New Parking		
Description	Subdivision of parcel into 8 residential lots	Tract consolidation for agricultural lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May

File Number	SLD-26-034		
Title	Donald MacBeth		
Plan Type	Agricultural		
Resubmission	NO		
Municipality	Menallen		
Location	90 Celebration Hill Rd		
Parcel ID	29D06-0026A--000		
School Dist	UASD		
Zoning	LC		
Total Site Ac.			94.3
Ac Converted			52.75
Lot Addition Plan	YES		
New Res Lots/ Units			0
Ac Res Lots/ Units			0.000
Non-Res Ac. Devpt			
Building Sq Ft			0
Ac. New Parking			
Description	Lot addition of 2 agricultural lots under the same ownership		

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June

SLD Report

2026

Month Submitted	June
Year	2026

File Number	SLD-26-039	SLD-26-040
Title	Fairfield Monastery	Quality Greenhouse & Perennial Farms
Plan Type	Institutional	
Resubmission	NO	NO
Municipality	Hamiltonban	Latimore
Location	2006 Cold Springs Rd	
Parcel ID	18B13-0034H--000	
School Dist	FASD	
Zoning	AP	
Total Site Ac.	209.09	
Ac Converted	4.13	
Lot Addition Plan		
New Res Lots/ Units	0	0
Ac Res Lots/ Units	0.000	0.000
Non-Res Ac. Devpt	4.13	
Building Sq Ft	103150	0
Ac. New Parking		
Description	Construction of barn and monastery	(blank)

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-26-019	SR7401 Bridge replacement Country Club	5/4/2026
Permit Type	Municipality	
General Permit 11; Bridge Replacement	Abbottstown	

File Number	Applicant	Date Submitted
Act67/68-26-020	Charles Arnold Jr 645 Flatbush Rd	5/26/2026
Permit Type	Municipality	
NPDES General Permit	Union	

File Number	Applicant	Date Submitted
Act67/68-26-021	Construct Infrastructure	5/26/2026
Permit Type	Municipality	
NPDES General Permit	Mt. Joy	

File Number	Applicant	Date Submitted
Act67/68-26-022	Pond Expansion	6/1/2026
Permit Type	Municipality	
NPDES Stormwater/Construction	Menallen	

File Number	Applicant	Date Submitted
Act67/68-26-023	Hunterstown-Carroll Improvement Project	6/9/2026
Permit Type	Municipality	
NPDES Stormwater/Construction	Straban	

File Number	Applicant	Date Submitted
Act67/68-26-026	Redding Family Prop -Single Family house	6/15/2026
Permit Type	Municipality	
NPDES General Permit	Straban	

File Number	Applicant	Date Submitted
Act67/68-26-024	Cumberland - Park Ave gas Line	6/18/2026
Permit Type	Municipality	
NPDES Stormwater/Construction	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-26-025	Gettysburg Boro - Columbia Gas	6/18/2026
Permit Type	Municipality	
NPDES Stormwater/Construction	Gettysburg	

File Number	Ordinance	Municipality	Date Submitted
ORD-26-008	Zoning Ordinance	Straban Twp	5/7/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description: ZOA Solar energy use			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-009	Zoning Ordinance	Mount Joy Twp	5/28/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description: ZOA Data Ctr and Battery Energy Storage			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-010	Zoning Ordinance	Hamilton Twp	6/8/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description: ZOA Land Deve Definitions			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-013	Zoning Ordinance	Berwick Twp	6/11/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description: ZOA 12 Progress Ave			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-012	Zoning Ordinance	Liberty Twp	6/11/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description: ZOA Data Center			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-011	Zoning Ordinance	Liberty Twp	6/11/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description: ZOA Chapter 350			



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: June 23, 2026
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Union Township ASA – Addition (Sanner)

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.

Union Township has submitted one parcel for addition to their Union Township Agricultural Security Area.

Richard Sanner

- Property Location: 732 Pine Grove Rd (41K17-0062---000) -23.23 acres
- Zoning: *Residential Low-Density* (Union Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:
Rural Low Density – Southeast Adams Joint Comp Plan
- County Comprehensive Plan Land Use Plan Designation: 81% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density* and 19% of the property is *Residential-Medium-Low Density*
- 95% of the property is underlain by Prime Agricultural, Statewide, and Local Importance soils.
- 94% of the property is underlain by Soil Conservation Service Capability Classes II and III.
- 95% of the property is tillable land
 - This property contains crops and an array of domestic animals.

- **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve the proposed addition to the Union Township ASA.

PROPOSAL FOR AN ADDITION TO AN AGRICULTURAL SECURITY AREA

RECEIVED MAY 18 2026

This form is to be completed by the landowner(s) petitioning to modify an existing agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). One copy of this form, including the required map (see below) shall be submitted to the governing body (**by certified mail with return receipt requested**) in which the proposed agricultural security area is located. If the proposed area for addition is located in more than one governing body, the proposal shall be submitted to all governing bodies affected.

The tax parcel number may be obtained from the property tax notice or the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the property may be substituted.

A map showing the boundary of the proposed agricultural area and boundaries of the properties owned by the undersigned landowners within the proposed agricultural security area should be attached to this form (A county tax map, US Geological Survey topographic map, or other map as specified by the local government). Properties owned by each petitioner shall be identified on each map. For assistance in completing this form, contact the *Adams County Agricultural Land Preservation Office (717-337-5859)*.

LOCAL GOVERNMENT UNIT (TOWNSHIP/BOROUGH) USE ONLY

1. Date received: _____
2. Date of public notice: _____
3. Date forwarded for comment to: _____
4. ASA Advisory Committee: _____
5. County Planning Commission: _____
6. Local Planning Commission: _____
7. Date of hearing notice: _____
8. Date of public hearing: _____
9. Date of action: _____

Approved *without* modification
Approved *with* modification
Rejected

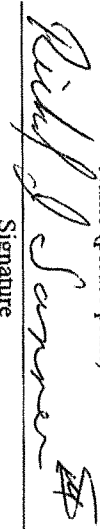
Comments: _____

LOCATION OF THE PROPOSED ADDITION: _____

UNION
(Township, Borough)

ADAMS
(County)

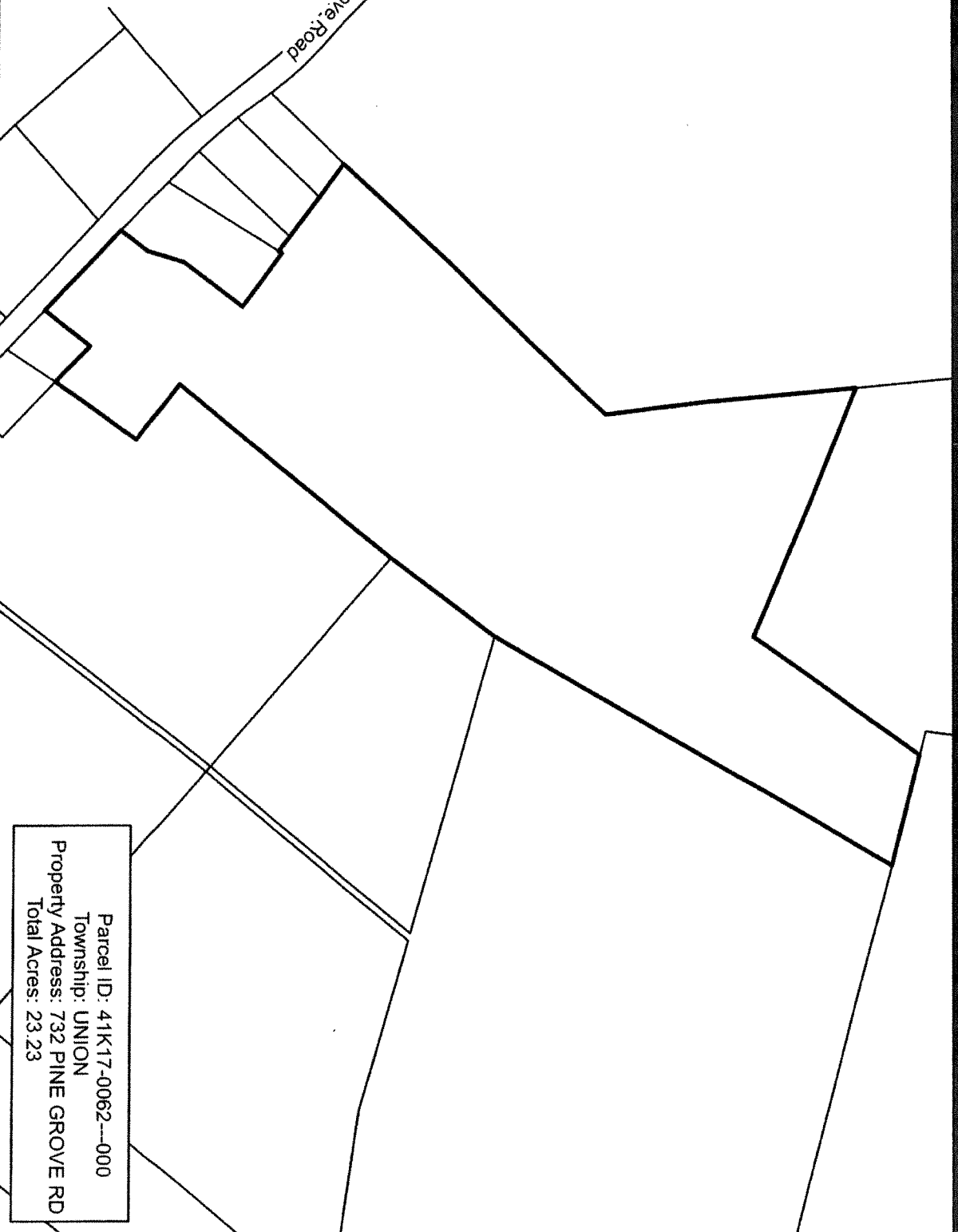
NAME(S) AND ADDRESS(ES) OF LANDOWNER(S) PROPOSING THE ADDITION TO AN EXISTING AGRICULTURAL SECURITY AREA.
Use additional paper if needed. All owners of a property (i.e. husband and wife or cooperate partners) must sign. It is understood that the signers to this petition give their consent to include their described land in the agricultural area when approved by the local government unit.

Landowner's Name And Signature	Property Address	Mailing Address (if different than property address)	Tax Parcel Number or Other Identification	Total Acreage
RICHARD SANNER Name (please print)  Signature	732 PINE GROVE RD HANOVER PA 17331	(SAME)	41K17-0062---000	23.23
Name (please print) _____ Signature _____				

SANNER, RICHARD



- Legend**
- ☐ County Parcel
 - ☐ Boundary
 - ☐ Sanner Property



Parcel ID: 41K17-0062---000
Township: UNION
Property Address: 732 PINE GROVE RD
Total Acres: 23.23

Data Source:
ACOPD - GIS Division
Prepared By:
ACOPD - Rural Resources Division | MAY 2026 | MAC

This map is for illustration purposes only and does not constitute a legal survey.
The parcel lines shown on this map are based on County GIS data and may not represent actual lines of possession or title lines.
Adams County Office of Planning & Development does not assume any responsibility for the information presented on this map.

