



ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**September 20, 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
 - July 19, 2023
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Mt. Joy Township Agricultural Security Area Seven-Year Review
- 7) Staff Updates
 - Next Generation 911
 - Transportation Projects
- 8) Member Comments
- 9) Adjourn

Next Meeting: October 18, 2023



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

July 19, 2023

1) Attendance:

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

Commissioner - Jim Martin

Staff - Jenna Smith, Andrew Merkel

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

3) Minutes from April 19, 2023 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 37 SLD plans were submitted between April and June 2023, 10 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Ashkay Vidyarthi, Tyrone Twp. – Subdivision of 7 residential lots from a 14 acre lot
- Musket Ridge, Cumberland Twp. - Resubmission of proposed residential development consisting of 120 duplex units and an office building
- DJ Homes, Hamilton Twp. - Extinguishing parcel boundaries proposed for previous townhome/condominium plan
- Cumberland Village Ph IIB, Cumberland Twp. - Proposal for 66 new single family residential units, 49 of which are to be condominium owned
- Ivan & Rebecca Stoltzfus, Reading Twp. - Subdivision and construction of two agricultural buildings
- Amblebrook Section D, StrabanTwp. - Resubmission of proposal for a portion of the Amblebrook development
- Randall Inskip, Gettysburg Boro. - Proposal for 28 live/work units and parking lot to the rear



ADAMS COUNTY PLANNING COMMISSION

67/68 Submissions: 17 67/68 land use consistency review were submitted from April to June 2023, including:

- Berlin Junction, Oxford Twp. – NPDES General Permit
- Legacy Eagleview LLC, Berwick Twp. - NPDES General Permit
- Amblebrook, Straban Twp. – NPDES Stormwater/Construction
- Granite Lake Subdivision, Straban Twp. - NPDES Stormwater/Construction
- Randall Inskip, Gettysburg Boro. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Five municipal reviews and Comprehensive Plans/Misc. were submitted from April to June 2023, including:

- Butler Twp. - Zoning Ordinance amendment regarding districts permitting governmental uses
- Hamilton Twp. - Zoning Ordinance amendments for truck terminals/warehouses
- Huntington Twp. - Zoning Ordinance amendment regarding convenience stores permitting the sale of gasoline
- Carroll Valley Boro. - Zoning Ordinance amendment regarding parking and storage of trailers
- Hamiltonban Twp. - Zoning ordinance amendment for shooting ranges, RV/tent hosting, etc.

6) Staff Updates

Ms. Smith provided an update on the work the office is doing to update the historic preservation component of the County Comprehensive Plan. The public engagement process that included a public survey and comment map, as well as attendance at municipal meetings has been completed. The next steps will include drafting goals and objectives for the plan and regrouping with preservation organizations to to discuss.

7) Member Comments: None

8) Adjournment: 8:10 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July SLD Report 2023

Month Submitted	July
Year	2023

File Number	SLD-15-004	SLD-23-046	SLD-23-057	SLD-23-058
Title	Monastery of Jesus, Mary and Joseph	Smith's Disposal Facility	Chohany Enterprises, LLC	K & W Tire
Plan Type	Institutional	Infrastructure	Commercial	Commercial
Resubmission	YES	YES	NO	NO
Municipality	Hamiltonban	Straban	Oxford	Gettysburg
Location	465 Water St	660 Beaver Run Road	2782 Carlisle Pike	687 York St
Parcel ID	25C15-0085---000	38H09-0014---000	35K11-0084---000	16008-0091---000
School Dist	FASD	CVSD	CVSD	GASD
Zoning	A/R/I	R-R/AP-2	I	TC
Total Site Ac.	48.25	333.1	1.296	1.15
Ac Converted	2.316	3.957	1.296	0.82
Lot Addition Plan			YES	YES
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt			1.296	
Building Sq Ft			7800	
Ac. New Parking				
Description	Proposed buildings and stormwater management for existing monastery property	Subdivision of lot for purposes of electrical substation	Lot addition, Proposed self-storage facility, retaining existing dwelling on lot	Lot addition conveyed from Schmuck Lumber property to K & W Tire property

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

File Number	SLD-23-059	SLD-23-060	SLD-23-061	SLD-23-062
Title	Berlin Junction - Phase III	Cassell Irrevocable Trust	Dorothy Moul	Todd & Laurie Weikert
Plan Type	Industrial	Residential	Agricultural	Agricultural
Resubmission	NO	NO	NO	NO
Municipality	Oxford	Oxford	Carroll Valley	Hamiltonban
Location	299 Brickyard Rd	237 Hanover St	5425 Fairfield Rd	200 Deist Ln
Parcel ID	35K11-0143---000	35008-0144---000	43005-0096---000	18C12-0114---000
School Dist	CVSD	CVSD	FASD	FASD
Zoning	I	RM	A	A
Total Site Ac.	91.853	4.021	10.49	112.83
Ac Converted	15	2.86	1	1.603
Lot Addition Plan			YES	
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft				
Ac. New Parking				
Description	Proposed stone pads totaling 10.6 acres, extending road through center of property ending in cul-de-sac	Subdivision of residential lot into 2	Subdivision of 1 acre from Moul property to be conveyed to adjacent property owner	Subdivision of buildings from ~100 acre agricultural lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

File Number	SLD-23-063	SLD-23-064	SLD-23-065
Title	115 Sanders Rd Parking Lot Addition	Thomas Clowney	2796 Heildlersburg Rd
Plan Type	Commercial	Residential	Commercial
Resubmission	NO	NO	NO
Municipality	Carroll Valley	Cumberland	Tyrone
Location	115 Sanders Rd	361 Barlow Rd	2796 Heidlersburg Rd
Parcel ID	43010-0004---000	09F17-0025---000	40001-0030---000
School Dist	FASD	GASD	UASD
Zoning	C2	A	V
Total Site Ac.	158.99	158.81	1.22
Ac Converted	4.83	1.76	1.22
Lot Addition Plan	YES		
New Res Lots/ Units	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000
Non-Res Ac. Devpt	4.83		1.22
Building Sq Ft			
Ac. New Parking	0.702		0.05
Description	Consolidation of parcels owned by Snow Time Inc., construction of new parking lot with 153 spaces	Subdivision of residential lot from preserved agricultural lot	Change use of property from dwelling to professional office within existing unit, addition of parking area to accommodate new use

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August SLD Report 2023

Month Submitted	August
Year	2023

File Number	SLD-07-107	SLD-20-062	SLD-21-079	SLD-23-066
Title	Oxen Country Meadows Ph II section 3 & 4	Gettysburg Airport Ph 3	Cambridge Crossing Phase II & III	Davis & Starner Properties
Plan Type	Residential	Infrastructure	Residential	Agricultural
Resubmission	YES	YES	YES	NO
Municipality	Oxford	Cumberland	Cumberland	Hamilton
Location	55 Robinson Dr	1130 Chambersburg Rd	Biglerville/Boyds School Rd	590 Dicks Dam Rd
Parcel ID	35J12-0026---000	09E12-0107---000	09F11-0124---000	17J09-0063---000
School Dist	CVSD	GASD	GASD	CVSD
Zoning	RH	AIR	MX	AP
Total Site Ac.	11.099		35.47	91.808
Ac Converted	11.099		27.006	91.808
Lot Addition Plan				YES
New Res Lots/ Units	18	0	81	0
Ac Res Lots/ Units	0.700	0.000	1.975	0.000
Non-Res Ac. Devpt				
Building Sq Ft				
Ac. New Parking	0.101		0.156	
Description	Phase of residential project consisting of 18 units and associated parking	Construction of south aircraft parking apron	Resubmission for townhome residential development, added several units since previous submission	Subdivision of large ag lot into three separate lots, one of which is to be conveyed to Wilson's Bittersweet Barn's parcel

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-23-067	SLD-23-068	SLD-23-069	SLD-23-070
Title	Thunderbolt Self Storage	Dianne Peterson	Isaac & Sadie Lapp	Severt & Dutterra
Plan Type	Commercial	Residential	Agricultural	Residential
Resubmission	NO	NO	NO	NO
Municipality	Union	Straban	Mt. Pleasant	Mt. Pleasant
Location	5304 Baltimore Pike	3276 Old Harrisburg Rd	399 Locust Ln	4676 Hanover Rd
Parcel ID	41I17-0030---000	38G09-0034---000	32I16--0003---000	32J14-0072A--000
School Dist	LASD	GASD	LASD	CVSD
Zoning	MUC	R-1	LC	RR
Total Site Ac.	5.336	9.116	76	18.399
Ac Converted	5.336	9.116	1.598	6.102
Lot Addition Plan		YES		YES
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft	10996		69592	
Ac. New Parking				
Description	New plan for previously approved Thunderbolt Storage, additional building square footage proposed	Subdivision of a 3 acre residential lot from a 9 acre total lot, conveying additional acreage to adjacent agricultural lot	Proposed construction of two large turkey barns and two additional, smaller barns	Adjustment of lot line to include existing garage and driveway associated with the Duterra property, Lot consolidation of larger residential lots to the rear

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-23-071	SLD-23-072	SLD-23-073	SLD-23-074
Title	Evelyn Mark	Furman & Hochstetler	Gettysburg Commons	David & Diana Gulden
Plan Type	Residential	Residential	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Reading	Union	Bonneauville	Straban
Location	341 Wolf Rd	320 Pinetown Rd	W Hanover St	Montclair Rd
Parcel ID	36K06-0023---000	41L17-0014---000	06001-0004---000	38G13-0122---000
School Dist	BSSD	LASD	CVSD	GASD
Zoning	AC	R-1	HDR	R-2
Total Site Ac.	120.282	10.313	68.281	14.25
Ac Converted	12	0.175	54.625	1.943
Lot Addition Plan		YES		YES
New Res Lots/ Units	0	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft			3827	
Ac. New Parking			0.106	
Description	Subdivision of 12 acre residential lot from a large agricultural/wooded lot	Boundary line adjustment between two residential lots	Proposed mobile home development with community building	Subdivision of two small lots to be conveyed to existing adjoining residential lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-23-075	SLD-23-076	SLD-23-017
Title	David & Vickie Myers	Steven Weiser	Thomas & Marcia Nell
Plan Type	Residential	Residential	Agricultural
Resubmission	NO	NO	YES
Municipality	Latimore	Latimore	Reading
Location	Mountain Rd	530 Cloverdale Rd	Nell Rd
Parcel ID	23I02-0061---000	23I02-0078---000	36K05-0005---000
School Dist	BSSD	BSSD	BSSD
Zoning	AC I	AC I	AC
Total Site Ac.	31.954	86.753	62.023
Ac Converted	2.196	22.04	
Lot Addition Plan	YES		
New Res Lots/ Units	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000
Non-Res Ac. Devpt			
Building Sq Ft			
Ac. New Parking			
Description	Conveying small lot to separate tract on the same deed	Subdivision of a large residential lot from an ag/residential lot	(blank)

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-041	Ridge Rental formly Thunder Bolt Storage	7/7/2023
Permit Type	Municipality	
NPDES General Permit	Union	

File Number	Applicant	Date Submitted
Act67/68-23-042	7051 Old Harrisburg Rd. Fill to raise elevation	7/10/2023
Permit Type	Municipality	
NPDES General Permit	Huntington	

File Number	Applicant	Date Submitted
Act67/68-23-043	ReAlignment of Brickyard Rd	7/19/2023
Permit Type	Municipality	
NPDES General Permit	Oxford	

File Number	Applicant	Date Submitted
Act67/68-23-044	Sedimentation Pond Spec Granules	7/27/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Hamiltonban	

File Number	Applicant	Date Submitted
Act67/68-23-045	Turkey Barns	8/2/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Mt. Pleasant	

File Number	Applicant	Date Submitted
Act67/68-23-046	1845 Baltimore Pike	8/4/2023
Permit Type	Municipality	
PADEP Public Water Supply Permit	Littlestown	

File Number	Applicant	Date Submitted
Act67/68-23-048	Devin Smith Single family Dwelling	8/15/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Union	

File Number	Applicant	Date Submitted
Act67/68-23-047	Cambridge Crossing LLC	8/16/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Cumberland	

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-049	Michaux State Forest ATV Trail System	8/29/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Menallen

File Number	Applicant	Date Submitted
Act67/68-23-050	Kortney Meadows	8/31/2023
Permit Type		Municipality
NPDES Stormwater/Construction		Straban

File Number	Ordinance	Municipality	Date Submitted
ORD-23-018	Zoning Ordinance	Biglerville Boro	7/25/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Map Change from Comm to Industrial			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-017	Zoning Ordinance	Cumberland Twp	7/26/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA Amended various section chptr 27			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-019	Zoning Ordinance	Oxford Twp	8/3/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Rezoning change			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-021	Zoning Ordinance	Mount Pleasant Twp	8/9/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA Section 3.05.b.1 & 402.A.4			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-020	Zoning Ordinance	Franklin Twp	8/9/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Curative ZOA Mr Arend Visher			

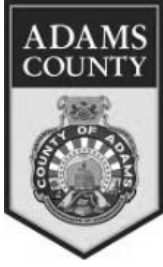
File Number	Ordinance	Municipality	Date Submitted
ORD-23-014	Zoning Ordinance	Huntington Twp	8/15/2023
Resubmission	Originator	Amendment	Type of Amendment
<input checked="" type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for Convenience Stores and Gas			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-022	Zoning Ordinance	Abbottstown Boro	8/21/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Map Amendment			

Comprehensive Plans/Misc.

File Number	Title	Municipality	Date Submitted
MISC-23-002	Littlestown Area Schl land Sale	Littlestown	7/10/2023

File Number	Title	Municipality	Date Submitted
MISC-23-003	Conditional Use for Hilton Gettysburg	Mt Joy	8/9/2023



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: September 11, 2023
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Mount Joy Township ASA 2023 – Seven Year Review

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.

2023 Seven Year Review

Mt. Joy Township has submitted 139 parcels for re-establishment in their Agricultural Security Area, two parcels for addition, 11 parcels updated for modification, and 12 parcels for deletion.

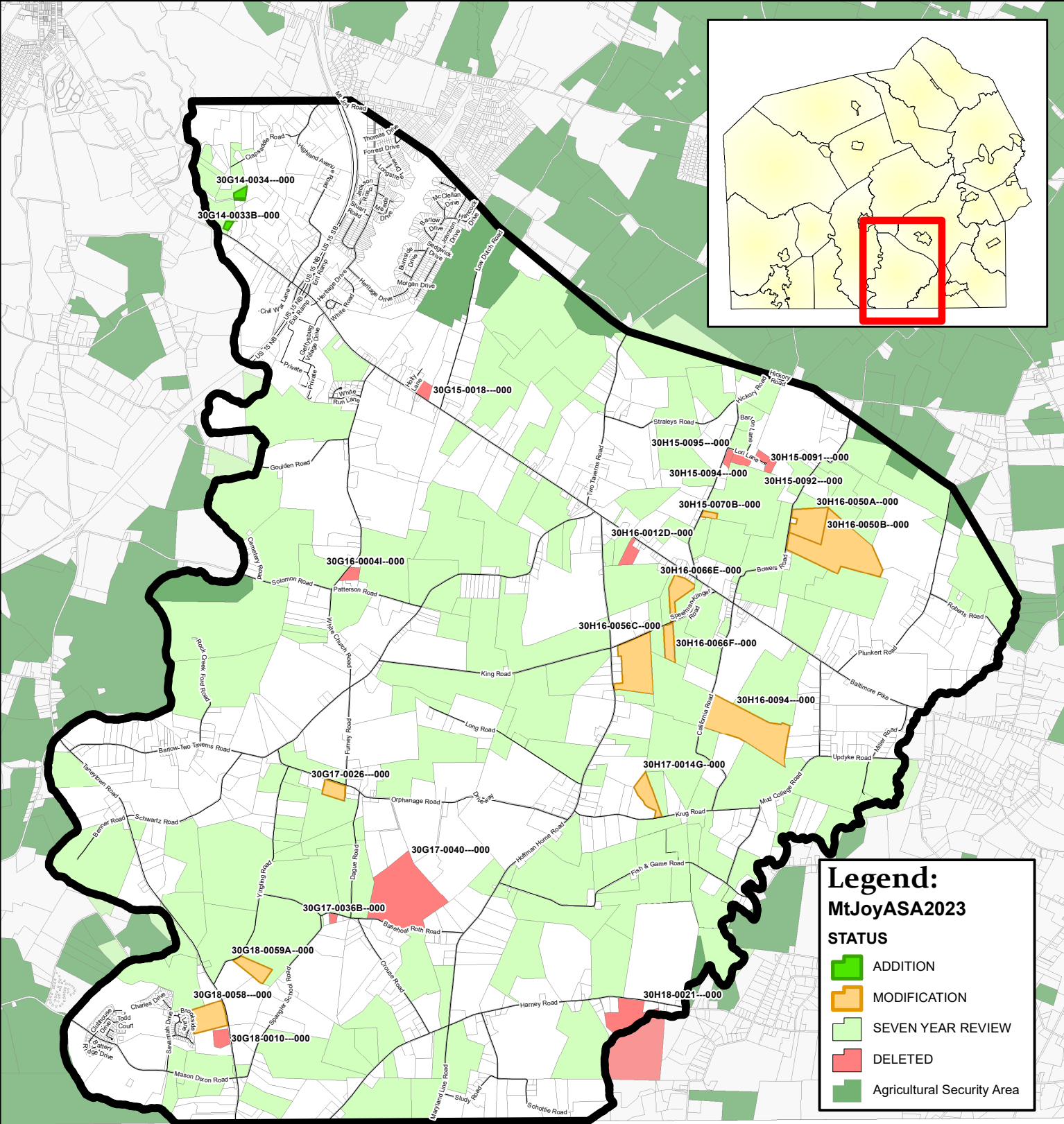
The current list submitted by the township was checked and reviewed by the ACOPD Staff against county records for correct acreage and ownership. Any changes were corrected for the township from the original recorded ASA and noted on the excel datasheet as a modification.

The two parcels for addition are small in acreage but are adjacent to existing ASA parcels by the same owner. It is believed the owner wishes to consolidate the parcels into one tax parcel in the near future.

Please see the attached map and list.

Recommendation: Staff recommends that the Adams County Planning Commission recommend that the Mount Joy Township Supervisors approve 152 total parcels within the Mount Joy Township ASA for the year 2023 Seven Year Review containing 7,309.34 acres as submitted per their list with changes made by staff.

MT JOY TOWNSHIP ASA SEVEN-YEAR REVIEW 2023

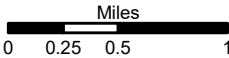


Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | 08.25.2023 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.

MOUNT JOY TOWNSHIP ADAMS COUNTY, PA



MOUNT JOY TOWNSHIP

ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT REVIEW

2023 ASA 7 YEAR REVIEW – consideration and recommendation

REQUEST FOR ADDITIONS:

PARCEL ID	ACRES	ADDRESS
30G-14-0033B--000	1.49	BALTIMORE PIKE
30G-14-0034---000	3.41	BALTIMORE PIKE

MODIFICATIONS:

PARCEL ID	ACRES	ADDRESS	NOTES
30G17-0026---000	10.01	271 ORPHANAGE RD	NEW OWNER
30G18-0058---000	22.87	TANEYTOWN RD	NEW OWNER
30G18-0059A--000	12.8	95 YINGLING RD	NEW OWNER
30H15-0070B—000	2.64	237 HICKORY RD	NEW OWNER
30H16-0050A—000	85.9	365 BOWERS RD	NEW OWNER
30H16-0050B—000	28.38	375 BOWERS RD	NEW OWNER
30H16-0056C—000	10.62	540 HOFFMAN RD	ORIGINAL RECORDING 1988
30H16-0066E—000	14.78	175 SPEELMAN RD	NEW OWNER
30H16-0066F—000	10.05	180 SPEELMAN RD	NEW OWNER
30H16-0094---000	79.07	217 MUD COLLEGE RD	NEW OWNER
30H17-0014G--000	14.04	KRUG RD	NEW OWNER

DELETIONS:

PARCEL ID	ACRES	ADDRESS	NOTES
30G15-0018---000	6.09	2430 BALTIMORE PIKE	OWNER REQUEST
30G16-0004I--000	5.96	812 WHILTE CHURCH RD	OWNER REQUEST
30G17-0036B--000	2	BASEHOAR ROTH RD	DOES NOT QUALIFY
30G17-0040---000	106	560 BASEHOAR ROTH RD	OWNER REQUEST
30G18-0010---000	25.46	3465 TANEYTOWN RD	OWNER REQUEST
30H15-0045---000	1.07	HICKORY RD	DOES NOT QUALIFY
30H15-0091---000	3	70 LORI LN	DOES NOT QUALIFY
30H15-0092---000	3.27	96 LORI LN	DOES NOT QUALIFY
30H15-0094---000	5.74	45 LORI LN	DOES NOT QUALIFY
30H15-0095---000	3.12	11 LORI LN	DOES NOT QUALIFY
30H16-0012D--000	7.9	3345 BALTIMORE PIKE	DOES NOT QUALIFY
30H18-0021---000	121.6	1125 HARNEY RD	OWNER REQUEST