



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

October 18, 2023

1) Attendance:

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

Commissioner - Marty Qually

Staff - Jenna Smith, Andrew Merkel, Robert Thaeler

Public - Dwight Wagner

2) Adoption of Agenda: Mr. Crouse proposed to rearrange the order of the proposed agenda. Item number 7 moved directly after public comment. Items number 6 and 5 followed. Mr. Strayer made a motion to adopt the agenda with the proposed changes. The motion was seconded by Mr. Lebo and passed unanimously.

3) Minutes from September 20, 2023 Meeting: Approved as submitted

4) Public Comment: None

5) Project Updates

Commissioner Qually provided an update on work the county is involved in regarding broadband connectivity throughout all areas of the county. Some findings from the Broadband Feasibility Study were discussed, as well as some short and long terms goals to bring reliable internet service to all county residents. A task force has been formed with members from a variety of backgrounds to provide guidance on which direction future projects should take.

6) County Zoning

Map Amendment Proposal - 6295 Baltimore Pike

The property owner of 6295 Baltimore Pike has submitted a zoning map amendment proposal to change the property from it's existing Single Family Residential (SFR) Zoning to the Highway Commercial (HC) District of the Adams County Zoning Ordinance. The applicant is submitting the change due to the fact that the current commercial use of the property is nonconforming, and changing the use of the property to a new nonconforming use is not permitted under the County Zoning Ordinance.



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From a community planning perspective, ACOPD staff does not support the zoning map amendment as proposed. If adopted, the amendment would result in spot zoning, which could result in legal challenges. Staff recommends that the Adams County Planning Commission not recommend that the Adams County Zoning Hearing Board adopt the proposed zoning map amendment as presented.

The Planning Commission is not opposed to the property in question being utilized for commercial purposes. However, Mr. Crouse made a motion to follow the staff recommendation to recommend that the Adams County Zoning Hearing Board not adopt the zoning map amendment as proposed, unless it is deemed by the solicitor to not be spot zoning. The motion was seconded by Mr. Streiff and passed unanimously.

A second motion was made by Mr. Crouse to further recommend that the Adams County Zoning Hearing Board recommend that the applicant submit a map amendment that is legal and/or consider proposing a text amendment that considers how nonconforming uses are handled by the County Zoning Ordinance. The motion was seconded by Mr. Arndt and passed unanimously.

5) ACOPD Review Reports

SLD Submissions: Nine SLD plans were submitted in September 2023, 2 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- 293 Blettner Ave Snacks, Conewago Twp. – Lot addition of small residential lot to larger warehouse lot, small revisions to proposed facility plan
- Fifty Properties LLC, Carroll Valley Boro. - Proposed mixed use building with apartments and commercial uses
- SAI RAM 27 LLC, Cumberland Twp. - Continued use of existing convenience store building with addition of residence
- Hampton Heights Ph VI, Reading Twp. - 30 additional single family residential units in partially built out development
- Helicopter Applicators Inc., Straban Twp. - Construction of accessory building and an ~10,000 sq ft concrete pad
- New Library Building, Straban Twp. - Resubmission of proposal for a portion of the Amblebrook development

67/68 Submissions: Six 67/68 land use consistency review were submitted in September 2023, including:

- Bridgewater & Shoemaker 59 Senior Living Cottages, Oxford Twp. – NPDES Stormwater/Construction
- Granite Hill Solar, Straban Twp. - NPDES Stormwater/Construction



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Municipal/Misc. Reviews: Four municipal reviews and Comprehensive Plans/Misc. were submitted in September 2023, including:

- Franklin Twp. - Zoning Ordinance amendment regarding raising livestock in Industrial District
- Franklin Twp. - Zoning Ordinance curative amendment regarding shopping centers
- Littlestown Boro. - Zoning Ordinance map amendment
- Carroll Valley Boro. - Zoning Ordinance amendment regarding no impact home-based businesses

7) Member Comments: None

8) Adjournment: 9:14 PM