

ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**December 18, 2024
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
 - November 20, 2024
- 4) Public Comment
- 5) Adams County Zoning Ordinance Applications
 - Brenneman Special Exception
 - Lapp et. al. Special Exception
- 6) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 7) Member Comments
- 8) Adjourn Regular Meeting
- 9) Commence Public Meeting - County Comprehensive Plan Update

Next Meeting: January 15, 2024



ADAMS COUNTY PLANNING COMMISSION

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

MEETING MINUTES

November 20, 2024

1) Attendance:

Members - John Lerew, Mel Lebo, Tom Streiff, Bill Smith, Rick Crouse

Staff - Jenna Smith, Andrew Merkel

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

3) Minutes from September 18, 2024 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 22 SLD plans were submitted in September and October 2024, seven of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Granite Lake Ph 1, Straban Twp. – Phase of Granite Lake development consisting of single family residential units
- Amblebrook Section E, Straban Twp. – Phase of residential development
- Mayberry at Mason Dixon Ph 2, Littlestown – Phase of single family residential development
- 1115 York Rd, Straban Twp. - Revision to approved plan to include a Popeyes and small shopping center
- O'Malley Lumber, Latimore Twp. - Construction of lumber yard building
- Hollabaugh Bros Cold Storage Expansion, Butler Twp. - Building addition to existing cold storage building including a cooler, steel canopy, and new loading area
- Pennwood Products, Hamilton Twp. - Subdivision of two lots from undeveloped lot, proposed manufacturing facility of proposed Lot 1
- Dollar General, Butler Twp. - New Dollar General store

67/68 Submissions: Six 67/68 land use consistency reviews were submitted in September and October 2024, including:

- Donald B. Smith Jr; Conewago Resources, Mt. Pleasant Twp. – NPDES Stormwater/Construction
- WD Endeavors Septic Replacement, Straban Twp. - NPDES General Permit



ADAMS COUNTY PLANNING COMMISSION

- Mid Atlantic Interstate Transmission Substation, Mt. Joy Twp. - NPDES General Permit
- Culvert Replacement SR 1013, Reading Twp. - NPDES Stormwater/Construction
- King Construction, Straban Twp. - Water Obstruction and Encroachment Activities
- Columbia Gas, Butler Twp. & Biglerville - NPDES General Permit

Municipal Reviews: Four municipal reviews were submitted in September and October 2024, including:

- Reading Twp. - Zoning ordinance amendment adding standards for solar energy facilities
- Oxford Twp. - Zoning map amendment changing several parcels from Industrial to High Density Residential
- Berwick Twp. - SALDO amendment regarding notification of future property owners of the possibility of sinkholes
- Mt. Joy Twp. - Zoning ordinance amendment adding standards for warehousing and data centers

7) Staff Reports

Hamiltonban Township Agricultural Security Area Seven Year Review

Union Township has submitted 48 parcels for re-establishment in their Agricultural Security Area. The current list submitted by the township was checked and reviewed by the ACOPD Staff against county records for minor acreage and name changes. Staff found that seven parcels should be added to the list.

Staff recommends that the Adams County Planning Commission recommend that the Hamiltonban Township Supervisors approve 54 parcels within the Hamiltonban Township ASA for the 2024 seven year review containing 5,230.75 acres as submitted per their list with modifications made by staff.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Hamiltonban Township Supervisors approve 54 parcels within the Hamiltonban Township ASA for the 2024 seven year review containing 5,230.75 acres as submitted per their list with modifications made by staff. The motion was seconded by Mr. Smith and passed unanimously.

Germany Township Agricultural Security Area Seven Year Review

Germany Township has submitted 28 parcels for re-establishment of their Agricultural Security Area. The current list submitted by the township was checked and reviewed by the ACOPD Staff against county records for minor acreage and name changes.



ADAMS COUNTY PLANNING COMMISSION

It was determined that six parcels should be added to the Germany Township ASA list. Additionally, five parcels that were originally part of a single parcel taxed in Mt. Joy Township are now taxed and situate within the Germany Township boundary.

Staff recommends that the Adams County Planning Commission recommend the Germany Township Supervisors approve 39 parcels within the Germany Township ASA for the 2024 Seven Year Review containing 1,854.46 acres as submitted per their list with modifications made by staff.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Germany Township Supervisors approve 39 parcels within the Germany Township ASA for the 2024 Seven Year Review containing 1,854.46 acres as submitted per their list with modifications made by staff. The motion was seconded by Mr. Streiff and passed unanimously.

7) Member Comments: None

8) Adjournment: 7:49 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November SLD Report 2024

Month Submitted	November
Year	2024

File Number	SLD-06-120	SLD-24-016	SLD-24-017	SLD-24-079
Title	Shemon Property	Adam Bouhl Solar Farm	Adam Miller Solar Farm	Gettysburg Bible Baptist Church
Plan Type	Residential	Infrastructure	Infrastructure	Institutional
Resubmission	YES	YES	YES	NO
Municipality	Reading	Straban	Straban	Straban
Location	Stoney Point Rd	30 Miller Rd	2145 Old Harrisburg Rd	3005 Old Harrisburg Rd
Parcel ID	36J08-0030B--000	09F11-0081---000	38G10-0039---000	38G09-0051---000
School Dist	BSSD	GASD	GASD	GASD
Zoning	R-1	R-1	MU-2	MU-2
Total Site Ac.	123.62	122.99	156.463	8.01
Ac Converted	61.44	12	22	1.95
Lot Addition Plan				
New Res Lots/ Units	172	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000	0.000
Non-Res Ac. Devpt		12	22	
Building Sq Ft	0	0	0	4840
Ac. New Parking				0.15
Description	Proposed single family residential development	Utility scale solar project	Utility scale solar project	Two proposed additions, one for future; parking lot reconfiguration



MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November

File Number	SLD-24-080	SLD-24-081	SLD-24-082	SLD-24-083
Title	Gideon & Rachel King	Raymond & Shirley Kipe Estate	Hostetter Farms, Inc.	North Ridge Senior Living
Plan Type	Agricultural	Residential	Agricultural	Residential
Resubmission	NO	NO	NO	NO
Municipality	Straban	Liberty	Union	Cumberland
Location	875 Swift Run Rd	Harbaugh Valley Rd	4855 Hanover Rd	Misty Ridge Rd
Parcel ID	38I11-0016---000	25B18-0040---000	41J14-0089B--000	09F11-0028G--000
School Dist	GASD	FASD	LASD	GASD
Zoning	R-R	C	CLI	MX
Total Site Ac.	101.27	26.54	159.522	4.3
Ac Converted	0.82	26.54	159.522	2.05
Lot Addition Plan				
New Res Lots/ Units	0	3	0	40
Ac Res Lots/ Units	0.000	26.540	0.000	2.050
Non-Res Ac. Devpt	0.8			
Building Sq Ft	9680	0	0	0
Ac. New Parking				
Description	Proposed dairy farmstead	Subdivision of existing ag lot to create 2 large residential lots; subdivision of residential lot to be conveyed to new residential parcels	Subdivision of two existing ag lots into smaller ag lots	Construction of multifamily dwelling within existing Misty Ridge Development

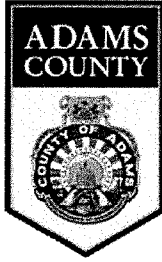
MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November

File Number	SLD-24-069
Title	Leslie Baust
Plan Type	Infrastructure
Resubmission	YES
Municipality	Menallen
Location	175 N Main St
Parcel ID	03001-0027---000
School Dist	UASD
Zoning	EC/VV
Total Site Ac.	21.45
Ac Converted	1.05
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	
Building Sq Ft	0
Ac. New Parking	
Description	Creating public utility lot

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-24-046	Dollar General store Biglerville	11/12/2024
Permit Type		Municipality
NPDES General Permit		Butler



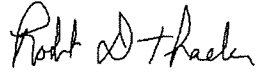
ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: December 11, 2024

TO: Adams County Planning Commission


FROM: Robert Thaeler
Principal Planner

SUBJECT: Staff Review
Lapp Special Exception Application
Littlestown Produce Auction

Introduction: In accordance with Section 1407 of the Adams County Zoning Ordinance, the Adams County Planning Commission is afforded the opportunity to review and to provide comment on any special exception application made to the Adams County Zoning Hearing Board. Isaac Lapp, on behalf of a larger board, has submitted a Special Exception application in accordance with Sections 643.H and 1050 to allow for the development of an Agricultural Produce Auction. The property in question is located at 1115 Fish and Game Road in Germany Township. The property is located within the Land Conservation (LC) District. Section 643.H enables an applicant proposing a use not expressly permitted in the Zoning Ordinance to request Special Exception approval for the use where the proposed use is of the same general character as the expressly permitted uses of the underlying zoning district.

Comments: We offer the following comments regarding this application for the Planning Commission's consideration.

A. Section 1050.A: This section requires that the proposed use be of the same general character in terms of size, scale, intensity, and type of use of other uses permitted in the underlying zoning district. The application references three other agricultural or related uses that are permitted in the LC District.

B. Section 1050.B: This section requires that the applicant provide testimony regarding the degree to which the proposed use is of the same general character as uses permitted in the underlying district versus uses in other districts. The application references the function of the proposed facility in terms of handling largely locally grown produce and the extent of daily operations. The application indicates that the function more closely aligns with the permitted agricultural uses of the LC District versus permitted business uses in other zoning districts.

C. *Section 1050.C:* This section requires the use to not produce heat, glare, noise, noxious odors, or other nuisance that exceeds that which may be associated with other permitted uses of the underlying zoning districts. The application references limited hours of operation, lack of lighting and electricity, the standard pole construction of the building, and the gravel parking areas as factors that would limit such potential impacts.

D. *Section 1050.D:* This section requires the use to comply with dimensional, performance, and related requirements of the Zoning Ordinance ordinarily required in the underlying zoning district. The application, including site plan and landscaping plan, addresses applicable requirements. The following specific comments are provided.

1. Section 645: This section establishes dimensional standards within the LC District. The application either demonstrate compliance or includes information necessary to determine compliance with most of the standards. Information regarding proposed building height will need to be provided to confirm compliance with the maximum building height standard of 40 feet.

2. Parking: Section 1201 establishes requirements regarding number of required parking spaces by use. The section does not provide a specific parking requirement for this type of use. Therefore, a specific number of parking spaces is not required. The application, however, references a parking standard comparable to that required for Farm Markets, a permitted use within the LC District. The site plan proposes a comparable number of parking spaces, 38, to what would be required for a Farm Market of a size comparable to the proposed building.

3. Parking Design: Section 1203 establishes requirements regarding the design of parking lots. The site plan provides a parking lot configuration that either demonstrates compliance or includes information necessary to determine compliance with most of the standards. This includes the parking lot landscaping requirements of Subsection N. Some additional details with the landscaping plan will be necessary, mostly with regard to providing the Landscape Compliance Table required by Subsection N.5. Further, additional details will be needed to document how landscaping areas will be protected from vehicle encroachment (use of curb or wheel stops) in accordance with Subsection N.1.g. The site plan may imply curbing, but the plan will have to confirm the method used.

4. Loading: Section 1204 establishes requirements regarding the location and design of loading facilities. The site plan proposes 6 loading spaces of a size and locations consistent with the requirements of Section 1204. The site design provides maneuvering area needed to truck vehicle to access the loading spaces.

Summary and Recommendation: From a community planning perspective, the Office of Planning and Development does not object to the proposed Agricultural Produce Auction being proposed as a use of the same general character as other uses listed in the LC District. The application appears to address, or the applicant will likely be able to address, the variety of the Adams County Zoning Ordinance standards applicable to this project.

F. REQUEST FOR VARIANCE(S)

Explain how your request conforms to the following requirements:

1. The Applicant believes that a variance should be granted because he or she is unable to make reasonable use of his or her property for the following reasons: _____

2. For the following reasons the proposed variance is the minimal variance required: _____

3. That there are exceptional circumstances or conditions that apply to the property, or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood: _____

4. That, because of the following unique circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance: _____

G. OFFICIAL USE ONLY

Case No. _____ of 20 _____

Application Submitted: _____

Hearing Notice Mailed to Applicant: _____

Hearing Notice Mailed to Municipal Secretary: _____

Public Notice Published: _____

Tract Posted: _____

Hearing Held: _____

Decision Issued: _____

Notification of Decision Mailed: _____

Fee Paid: _____

Action Taken: _____

Comments: _____

- A. The proposed use shall be of the same general character in terms of size, scale, intensity, and type of use as those uses specifically authorized in the underlying zoning district.

Farm – The building will act as a wholesale venue for local farms to move/source locally grown produce.

Orchard – Bulk wholesale distribution of locally grown produce

Agricultural Operations – Actively engaged in preparation of crops for retail market through wholesale bulk distribution of locally sourced produce.

Facility is an open area wholesale produce auction and does not fall under the Agribusiness Operation of an enclosed structure over 10,000sf in size.

- B. The applicant shall present testimony that evaluates the degree to which the proposed use is of the same general character of the underlying zoning district versus other zoning districts applied by the zoning ordinance. In rendering its decision, the zoning hearing board shall conclude that the proposed use achieves an equal or higher degree of character consistency in terms of general character in the underlying district versus other zoning districts applied in the by the zoning ordinance.

The facility only handles farm related products, largely locally grown produce. Produce will be brought in on the day of sale, sold, and moved out of the facility on the same day. Operations are during daylight hours. This facility more closely aligns with the uses described under section A, than other commercial businesses, warehouses, or employment/industrial centers.

- C. The proposed use shall not cause traffic impacts that exceed the potential traffic impacts that may be caused by the development of uses specifically authorized in the underlying zoning district.

The wholesale nature of the auction facility limits the amount of public/vendors. Traffic will largely be from local farmers. Due to the facility not being a retail market it will have much less traffic throughout the day than other agriculture related facilities like farmers markets, orchard markets, and agribusiness facilities. The auction is only open during daylight hours, limiting any traffic outside of dawn to dusk.

- D. The proposed use shall not produce heat, glare, noise, noxious odors, or any other nuisance that exceed the potential impacts of uses specifically authorized in the underlying zoning district.

The facility will operate only during daylight hours and will not have lighting/electricity. This will help reduce any noise, glare, or light pollution from

the facility outside of normal working hours. The building construction will be similar to a standard pole building structure that would be typical for a farm building. The facility largely handles produce that won't produce noxious odors. The facility is not fully enclosed reducing the amount of metal sidewalls that could potentially produce heat or glare. Parking area will be on gravel or grass which will help prevent heat produced by asphalt parking lots.

- E. The proposed use shall comply with all dimensional, performance, and related requirements of the zoning ordinance ordinarily applied to specifically authorized uses of the underlying zoning district.

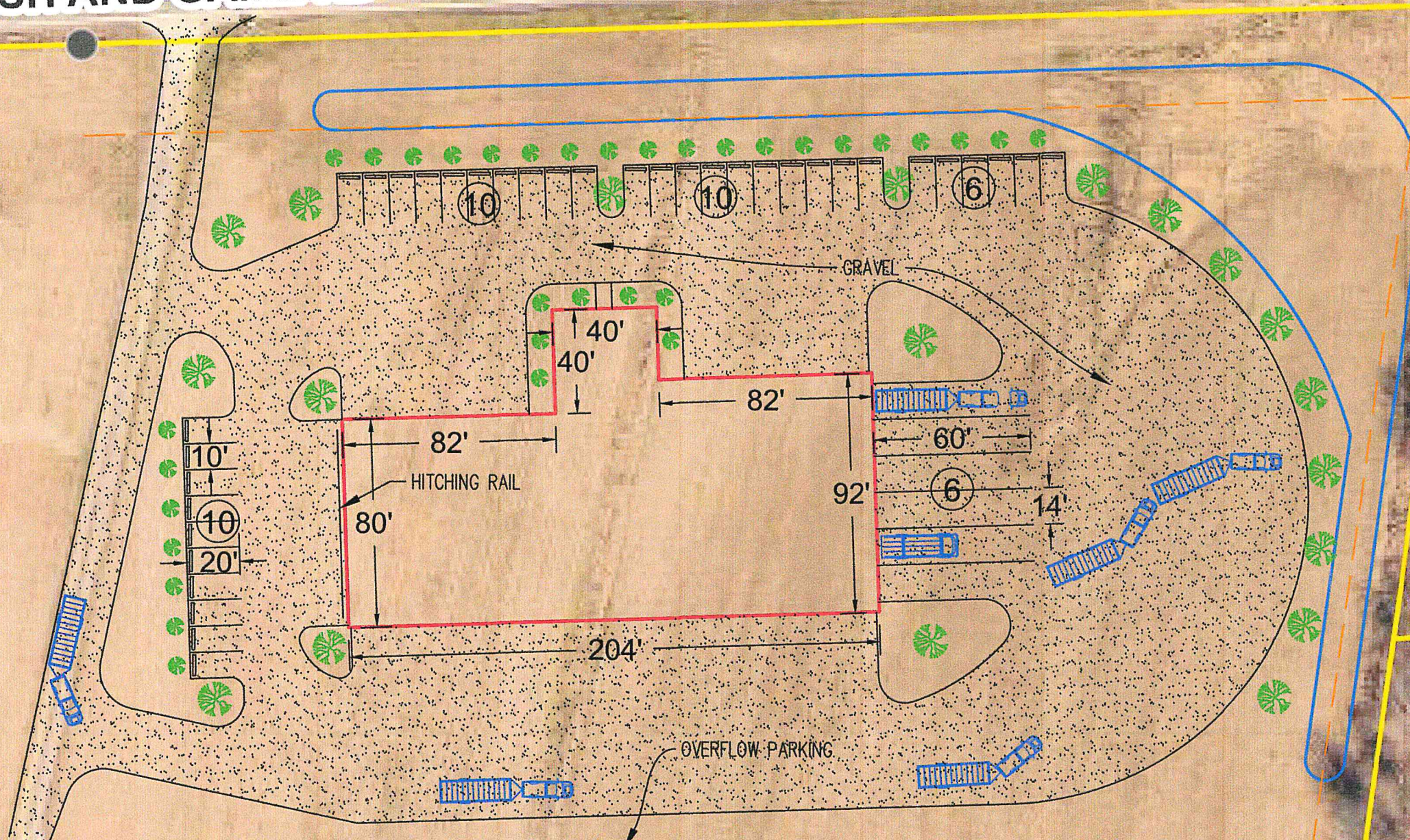
The intent is to locate the entire facility, parking and building, behind the building setback lines for the LC district. Landscaping around the parking areas per the zoning ordinance to be in place.

FISH AND GAME RD

7-0041--000

15H17-0058--000

1183



Project Information:

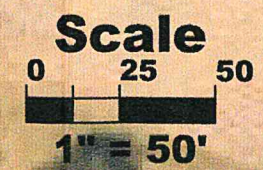
Address: 1115 Fish and Game Road
 Littlestown, PA 17340
Estimated Impervious Area of New Construction
 SF: +/-96,552
Building: +/- 18,854
Stone Drive Area: +/- 77,698

Zoning: LC
Setbacks: Side = 20' Front = 35'
Max Coverage: 25%

Occupancy:
 AG 300SF/Person - Estimated Occupancy: 58
 Business Area/Office 150SF/Person - Estimated
 Occupancy: 11
Total Estimated Occupancy: 69

Parking:

Gravel parking area
 500SF/Space = 38
 50% or overflow can be on grass
Provided:
 36 - 10'x20' Stalls
 8 - Buggy Hitch Post
 6 - Dock spaces
 Overflow on Grass to South



Pole Buildings • Additions • Garages
 Custom Homes • Seamless Gutter
 Metal Sales for Roofing & Siding

Douglas M. Miller
 Construction Company LLC

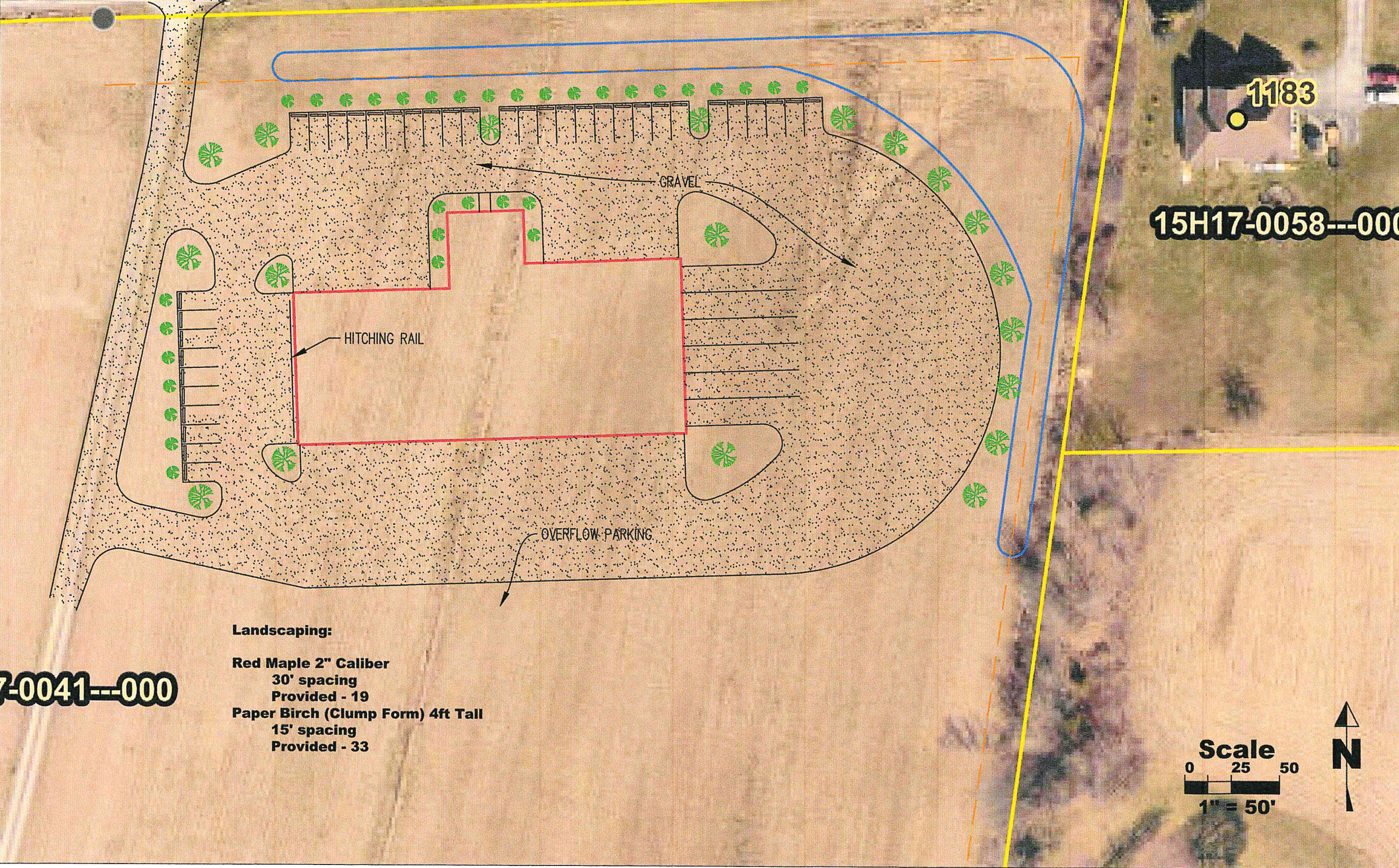
Quality Building Since 1986 PA042886
 www.douglasmillierconstruction.com (717) 624-4822

1115 Fish & Game Road
Littlestown, PA 17340

SKETCH PLAN

1 of 2

FISH AND GAME RD

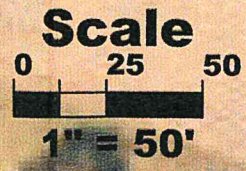


7-0041-000

Landscaping:
 Red Maple 2" Caliber
 30' spacing
 Provided - 19
 Paper Birch (Clump Form) 4ft Tall
 15' spacing
 Provided - 33

15H17-0058-000

1183



Pole Buildings • Additions • Garages
 Custom Homes • Seamless Gutter
 Metal Sides for Roofing & Siding

Douglas M. Miller
 Construction Company LLC

Quality Building Since 1986 PA042886
 www.douglasmlconstruction.com (717) 624-4822

1115 Fish & Game Road
Littlestown, PA 17340

PRELIM. LANDSCAPE

2 of 2