



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

October 15, 2025

1) Attendance:

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

Staff - Jenna Smith

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

3) Minutes from August 20, 2025 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 19 SLD plans were submitted in between August and September 2025, three of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Agricultural Commodities, Straban Twp. – Construction of 2 structures, reconfiguration of truck parking, construction of railroad siding
- Wawa Food Market and Fueling Station, Berwick Twp. - Proposed convenience store/gas station
- Hampton Heights Phase VI, Reading Twp. - Resubmission of a phase of single-family residential development
- Simrat LLC, Gettysburg - Proposed townhouse units on individual lots
- Facility Renovation, Cumberland Twp. - Reconfiguration of parking area and building addition

67/68 Submissions: Nine 67/68 land use consistency reviews were submitted in between August and September 2025, including:

- First Energy, Straban Twp. – NPDES Stormwater/Construction
- Littlestown Foundry, Littlestown. – NPDES General Permit
- Butler Solar 1 & 2, Butler Twp. – NPDES General Permit
- Robby Sebright, Reading Twp. – NPDES Stormwater/Construction
- BL Companies, Conewago Twp. – NPDES Stormwater/Construction
- Penn State Management, Conewago Twp. – NPDES Stormwater/Construction
- Stoney Point Rd, Reading Twp. - General Permit 11; Bridge Replacement



ADAMS COUNTY PLANNING COMMISSION

Municipal Reviews: 12 municipal reviews were submitted in between August and September 2025, including:

- Oxford Twp. - Two zoning ordinance amendments regarding signs
- Freedom Twp. – Zoning ordinance amendment for data centers
- Gettysburg - Draft zoning ordinance
- Butler Twp. - Zoning ordinance amendment for data centers

6) Staff Reports:

Straban Township Agricultural Security Area Seven Year Review & Addition

Straban Township had submitted 78 parcels for re-establishment in their Agricultural Security Area, and one parcel owned by Joseph and Paula Cole for addition to their Agricultural Security area. Staff recommended that the Adams County Planning Commission recommend that the Straban Township Supervisors approve 78 parcels within the Straban Township Agricultural Security Area for the 2025 Seven Year Review and one parcel for addition as submitted by the township with the modifications made to the list

Mr. Crouse made a motion to follow staff recommendation and recommend that the Straban Township Supervisors approve the 78 parcels within the Straban Township ASA for the 2025 Seven Year Review with modifications, and one parcel for addition to the township's ASA. The motion was seconded by Mr. Arndt and passed unanimously, with Mr. Strayer abstaining.

7) Member Comments: None

8) Adjournment: 7:29 PM