



# ADAMS COUNTY PLANNING COMMISSION



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

## MEETING AGENDA

**July 17, 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
  - May 15, 2024
- 4) Public Comment
- 5) ACOPD Review Reports
  - Subdivision & Land Development Reviews
  - Act 67/68 Reviews
  - Municipal Reviews
  - Miscellaneous Reviews
- 6) Staff Reports
  - Agricultural Security Area Additions - Mt. Pleasant & Mt. Joy townships
- 7) Member Comments
- 8) Adjourn

**Next Meeting: August 21, 2024**



# ADAMS COUNTY PLANNING COMMISSION



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

## **MEETING MINUTES**

May 15, 2024

### **1) Attendance:**

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

*Commissioner* - Jim Martin

*Staff* - Jenna Smith, Robert Thaeler

*Public* - Jagdish Chandra R. Patel, Hurdik J. Patel, Hubert Snider

**2) Adoption of Agenda:** Mr. Lerew made note that the County Zoning matter would be discussed after public comment. Mr. Streiff made a motion to adopt the agenda with the updated order. The motion was seconded by Mr. Strayer and passed unanimously.

**3) Minutes from March 20, 2024 Meeting:** Approved as submitted

**4) Public Comment:** None

### **5) County Zoning**

*Menallen Township - Special Exception - Nonconforming Use*

Sai Ram 61 LLC has submitted a special exception application to allow for an existing nonconforming use to be changed to another nonconforming use. The subject property is located at 2210 Carlisle Road in Menallen Township. It is currently developed as a restaurant which is a nonconforming use within the Residential District and the applicant wishes to change the use to a convenience store, which is another nonconforming use.

From a community planning perspective, the Office of Planning and Development does not object to the proposed change from a restaurant use to a convenience store use on the subject property. However, as submitted, the application either does not address or does not comply with several applicable zoning ordinance standards. Staff recommended that the Planning Commission recommend that the Adams County Zoning Hearing Board approve the special exception under the condition that the applicant address the identified compliance issues during the zoning hearing.



# ADAMS COUNTY PLANNING COMMISSION

Mr. Crouse made a motion to follow staff recommendation and recommend that the Adams County Zoning Hearing Board approve the special exception, granted that the applicant addresses identified compliance issues. The motion was seconded by Mr. Streiff and passed unanimously.

## 6) ACOPD Review Reports

*SLD Submissions:* 24 SLD plans were submitted between March and April 2024, three of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Sutton Run Estates, Abbottstown Boro. – Residential development with 58 proposed single-family units
- Adams Miller Buohl Solar Properties, Straban Twp. – Utility scale solar project
- Adams Miller Solar Development, Straban Twp. – Utility scale solar project
- Blue Ridge Sportsmen's Association, Hamiltonban Twp. – Proposal related to existing campground
- Table Rock Terrace, Cumberland Twp. – Proposed townhouse development with open space and flexible recreation area
- Petrus Holdings - Fitz/Strausbaugh, Hamiltonban Twp. - Multiple lot additions/subdivisions on abandoned orchard property
- Granite Lake, Straban Twp. - Proposed residential development with 189 single family units and 76 townhomes
- Personal Care Facility at Cross Keys Village, Oxford Twp. - Lot addition plan and proposed personal care facility
- Gettys Golf, LLC, Gettysburg Boro. - Proposed mini golf course with clubhouse and parking area
- Gettysburg Shopping Center Lot 2, Straban Twp. - Additional standalone retail facility with two drive thru lanes
- 224 East King St, East Berlin Boro. - Proposed building addition to existing industrial/manufacturing facility.

*67/68 Submissions:* Seven 67/68 land use consistency reviews were submitted between March and April 2024, including:

- Zook Family Farm, Franklin Twp. – NPDES Stormwater/Construction
- Jeff & Deb Seibert, Reading Twp. - NPDES Stormwater/Construction
- Michaux State Forest Grave Ridge Trail, Menallen Township - NPDES Stormwater/Construction
- Hillandale Gettysburg LP, Tyrone Twp. - NPDES Stormwater/Construction
- The Brethren Home Personal Care Facility, Oxford Twp. - NPDES Stormwater/Construction



# ADAMS COUNTY PLANNING COMMISSION

- Mayberry at Mason Dixon, Littlestown Boro. - NPDES Stormwater/Construction
- Replace High Pressure Gas Line, Gettysburg Boro. - NPDES General Permit

*Municipal/Misc. Reviews:* Eight municipal reviews and Comprehensive Plans/Misc. were submitted between March and April 2024, including:

- Mt. Pleasant Twp. - Variance request for Salem United Methodist Church
- Cumberland Twp. - Zoning ordinance amendment with changes regarding affordable housing developments in the Neighborhood Multi-Family Overlay District.
- Gettysburg - Zoning Ordinance amendment to allow library uses in the Institutional District
- Union Twp. - Zoning ordinance amendment including various definition updates, standards related to distribution centers and warehousing, etc.
- Germany Twp. - Subdivision and land development ordinance amendment regarding timing of submission for subdivision and land development plans
- Carroll Valley - Zoning ordinance amendment to add Transitional Density Residential Overlay District over portion of the R-2 District
- Berwick Twp. - Zoning ordinance amendment regarding keeping of large animals and updating Highway Commercial District Standards.

## 7) Staff Reports

### *Union Township Agricultural Security Area Addition*

Union Township has submitted one parcel on Christ Church Road (Parcel ID 41J16-0065--000) for addition to their Agricultural Security Area. Staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve the proposed addition to the Union Township ASA.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Union Township Supervisors approve the addition to their ASA. The motion was seconded by Mr. Streiff and passed unanimously.

**7) Member Comments:** None

**8) Adjournment:** 8:27 PM

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May SLD Report 2024

Month Submitted	May
Year	2024

File Number	SLD-24-036	SLD-24-037	SLD-24-038	SLD-24-039
<b>Title</b>	GMA Andrews Well Treatment Bldg	Jeffrey Martin & Kyle Martin	Knefley Property Remainder	Thomas Realty Investments LP
<b>Plan Type</b>	Infrastructure	Commercial	Commercial	Residential
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Cumberland	Bonneauville	Cumberland	Cumberland
<b>Location</b>	199 Blacksmith Shop Rd	3 N Pine St	95 Solomon Rd	Old Mill Rd
<b>Parcel ID</b>	09F15-0024---000	06005-0009---000	09F15-0021---000	09F13-0029B--000
<b>School Dist</b>	GASD	CVSD	GASD	GASD
<b>Zoning</b>	A/R	MDR	VMX	R
<b>Total Site Ac.</b>	92.08	2.18	75.352	16.828
<b>Ac Converted</b>	0.21	0.355	75.352	6.305
<b>Lot Addition Plan</b>		YES		YES
<b>New Res Lots/ Units</b>	0	0	0	0
<b>Ac Res Lots/ Units</b>	0.000	0.000	0.000	0.000
<b>Non-Res Ac. Devpt</b>	0.21			
<b>Building Sq Ft</b>	803	0	0	0
<b>Ac. New Parking</b>				
<b>Description</b>	Construction of new wellhouse on existing GMA easement	Lot addition to be conveyed from lot with existing commercial use to an adjacent commercial lot	Subdivision of large open lot into 15 smaller lots, future use of lots is not specified	Subdivision of two lots to be conveyed to two separate existing single family residential lots

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May

File Number	SLD-24-040	SLD-24-041	SLD-24-042	SLD-24-043
<b>Title</b>	Bixler/Backhaus	John & Patricia Ferguson	John Hinkle II Property	Ivan Fisher
<b>Plan Type</b>	Mixed Use	Residential	Agricultural	Agricultural
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Germany	Freedom	Latimore	Butler
<b>Location</b>	1640 Frederick Pike	2260 Pumping Station Rd	610 Bushey School Rd	165 Old Carlisle Rd
<b>Parcel ID</b>	15I18-0027F--000	13D16-0038---000	23I02-0049---000	07F08-0089---000
<b>School Dist</b>	LASD	GASD	BSSD	UASD
<b>Zoning</b>	HC/R	RC	AC I	AP
<b>Total Site Ac.</b>	13.663	16.542	114.184	46.77
<b>Ac Converted</b>	13.663	1.638	10.751	0.923
<b>Lot Addition Plan</b>	YES		YES	
<b>New Res Lots/ Units</b>	0	1	0	0
<b>Ac Res Lots/ Units</b>	0.000	1.638	0.000	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	9220
<b>Ac. New Parking</b>				
<b>Description</b>	Consolidation of 4 lots, two contain an existing commercial use	Subdivide new 2 acre residential lot for a new residence from larger residential lot	Subdivision of 10 acre lot from 115 acre ag/forested lot	Construction of garage and greenhouse on ag lot

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

May

<b>File Number</b>	<b>SLD-24-044</b>
<b>Title</b>	John and Barabara Zook
<b>Plan Type</b>	Agricultural
<b>Resubmission</b>	NO
<b>Municipality</b>	Franklin
<b>Location</b>	265 Seven Stars Rd
<b>Parcel ID</b>	12E12-0001---000
<b>School Dist</b>	GASD
<b>Zoning</b>	R
<b>Total Site Ac.</b>	48.646
<b>Ac Converted</b>	1
<b>Lot Addition Plan</b>	
<b>New Res Lots/ Units</b>	0
<b>Ac Res Lots/ Units</b>	0.000
<b>Non-Res Ac. Devpt</b>	
<b>Building Sq Ft</b>	18401
<b>Ac. New Parking</b>	
<b>Description</b>	Construction of several agricultural buildings including a cow barn, horse barn, and feed building

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June SLD Report 2024

Month Submitted	June
Year	2024

File Number	SLD-22-023	SLD-22-069	SLD-23-079	SLD-24-024
<b>Title</b>	Union Square	Kaiser-Summer-K-Hill	Mason Dixon Storage	Petrus Holdings - Petrus/Fitz
<b>Plan Type</b>	Residential	Residential	Commercial	Agricultural
<b>Resubmission</b>	YES	YES	YES	YES
<b>Municipality</b>	Straban	Hamilton	Germany	Hamiltonban
<b>Location</b>	83 Hunterstown Rd	Rolling Ln	6670 Baltimore Pike	2435 Cold Springs Rd
<b>Parcel ID</b>	38G12-0112---000	17L10-0006B--000	15J18-0062---000	18B13-0034---000
<b>School Dist</b>	GASD	CVSD	LASD	FASD
<b>Zoning</b>	EC-1	RR	HC	A/R-1
<b>Total Site Ac.</b>	30.262	22.767	16.25	633.892
<b>Ac Converted</b>	30.262	4.4641	6.28	633.892
<b>Lot Addition Plan</b>	YES	YES	YES	YES
<b>New Res Lots/ Units</b>	300	0	0	0
<b>Ac Res Lots/ Units</b>	30.262	0.000	0.000	0.000
<b>Non-Res Ac. Devpt</b>			6.28	
<b>Building Sq Ft</b>	29696	0	92640	0
<b>Ac. New Parking</b>	2.874			
<b>Description</b>	Proposed apartment complex consisting of 13 total apt buildings, a community buildings, pool, and other related amenities	Two lot additions to be conveyed from an ag lot to two adjacent residential lots	Lot addition and construction of additional storage units for self-storage facility	Resubmission for multiple lot additions/subdivisions of abandoned orchard property amongst three property owners



# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

June

File Number	SLD-24-045	SLD-24-002	SLD-24-046	SLD-24-048
<b>Title</b>	Mary Singer	Giovanni & Giuseppa Cucuzza	Spectra Kote Building Addition	Dynamic Hydra-Pruners
<b>Plan Type</b>	Residential	Residential	Industrial	Commercial
<b>Resubmission</b>	NO	YES	NO	NO
<b>Municipality</b>	Germany	Straban	Gettysburg	Franklin
<b>Location</b>	791 Georgetown Rd	75 Cavalry Field Rd	301 E Water St	3950 Chambersburg Rd
<b>Parcel ID</b>	15J18-0082---000	38G12-0163---000	16007-0142---000	12C10-0032---000
<b>School Dist</b>	LASD	GASD	GASD	GASD
<b>Zoning</b>	R	R-R	IND	C
<b>Total Site Ac.</b>	3	9.789	8.02	4.26
<b>Ac Converted</b>	1.45	5.373	0.05	0.14
<b>Lot Addition Plan</b>				YES
<b>New Res Lots/ Units</b>	1	2	0	0
<b>Ac Res Lots/ Units</b>	1.450	5.373	0.000	0.000
<b>Non-Res Ac. Devpt</b>			0.05	
<b>Building Sq Ft</b>	0	0	1116	0
<b>Ac. New Parking</b>				
<b>Description</b>	Subdivision of 3 acre lot into two lots	Subdivision of residential lot to create two new residential lots, proposed connection to public sewer and water	Building and unloading area expansion	Lot addition of .14 acres from one commercial lot to another

# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-24-015	Culvert Pipe Replacement	5/1/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Liberty

File Number	Applicant	Date Submitted
Act67/68-24-016	Brian Properties	5/2/2024
Permit Type		Municipality
NPDES Stormwater/Construction		East Berlin

File Number	Applicant	Date Submitted
Act67/68-24-017	James & Joyce Knefly	5/6/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Cumberland

File Number	Applicant	Date Submitted
Act67/68-24-018	carroll Valley Waste Water Treatment	5/6/2024
Permit Type		Municipality
NPDES General Permit		Carroll Valley

File Number	Applicant	Date Submitted
Act67/68-24-019	Hampton Heights	5/23/2024
Permit Type		Municipality
NPDES General Permit		Reading

File Number	Applicant	Date Submitted
Act67/68-24-020	Possum Valley Water Storage Tank	6/3/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Menallen

File Number	Applicant	Date Submitted
Act67/68-24-021	Stream crossing FLI-Davis Hauser LP	6/13/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Cumberland

File Number	Applicant	Date Submitted
Act67/68-24-022	Conewago Valley School Dist	6/24/2024
Permit Type		Municipality
NPDES General Permit		Conewago

File Number	Ordinance	Municipality	Date Submitted
ORD-24-016	Zoning Ordinance	Reading Twp	5/21/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Ag Conservation District Zoning

File Number	Ordinance	Municipality	Date Submitted
ORD-24-018	Zoning Ordinance	Fairfield Boro	6/11/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Zoning Ordinance repeal and replace

File Number	Ordinance	Municipality	Date Submitted
ORD-24-017	Zoning Ordinance	Arendtsville Boro	6/12/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Convenience Store omitted VC

File Number	Ordinance	Municipality	Date Submitted
ORD-24-020	Zoning Ordinance	Huntington Twp	6/25/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Change the Term business as permitted use in CI dist

File Number	Ordinance	Municipality	Date Submitted
ORD-24-019	Zoning Ordinance	Huntington Twp	6/25/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

**Description:** Change Zoning for Bahncy Farm



# 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:** July 16, 2024  
**To:** Adams County Planning Commission  
**From:** Adams County Office of Planning & Development  
**Subject:** Mount Pleasant Township ASA 2024 – Seven Year Review

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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.

## Seven Year Review

Mt. Pleasant Township has submitted eight (8) 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. Any minor changes were corrected for the township from the original recorded ASA and noted on the excel datasheet.

Comment to the township: Parcel ID 32I15-0052A (14.38 acres were subdivided from the approved ASA parcel of 32I15-0053 in 2018 and added to 32I15-0052A. ACPC staff recommend the owners of I15-0052A sign an ASA modification form to include and retain the entire 34.35 acres of 32I15-0052A in the Mount Pleasant Township ASA.

Please see the attached map and list.

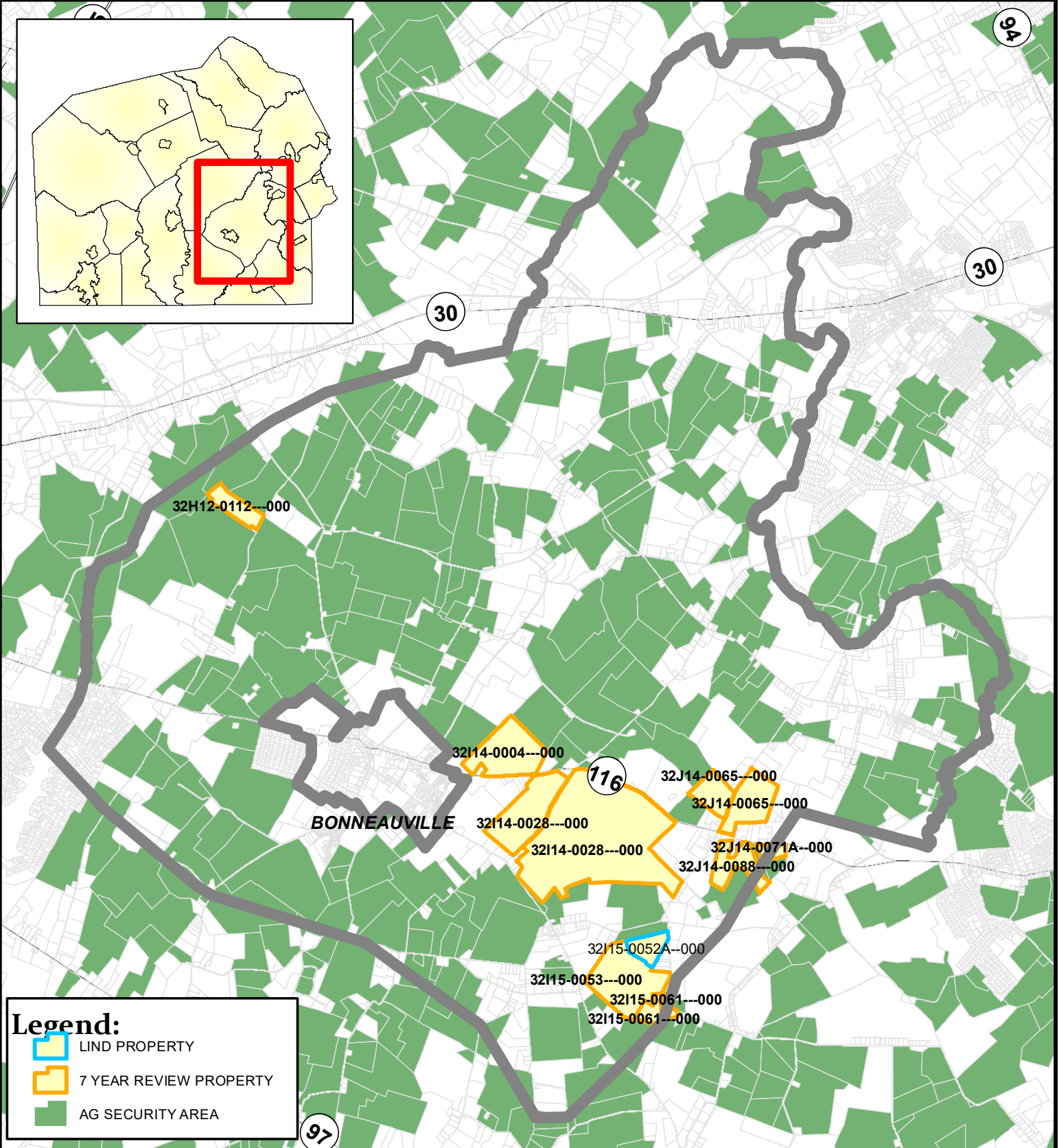
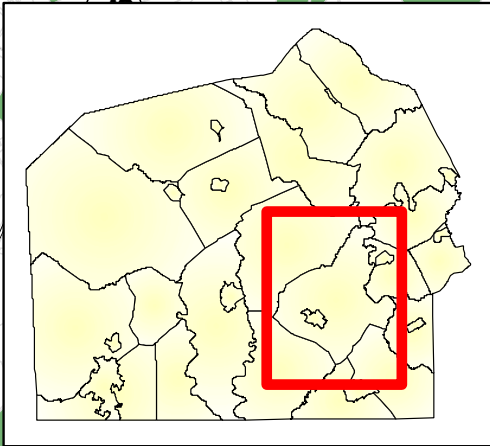
**Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Mount Pleasant Township Supervisors approve eight (8) parcels within the Mount Pleasant Township ASA for the year 2024 Seven Year Review containing 1,213.35 acres as submitted per their list with the addition of parcel I15-0052A containing 34.35 acres (per the landowner's desire) with changes made by staff.

Last Name	Suffix	Owner's First Name(s)	Mailing Address	City	State	Zip Code	Tax Parcel Number	Acres	Year Entered / Re-established	All Signatures	Other Comments
Bast		William R. & Joanne S.	162 Schoolhouse Road	Littlestown	PA	17340	I15-0053	146.53	2024	Yes	subdivided 14.38 acres in 2018 to I15-0052A
Lind		Michael & Kimberly	61 Flatbush Road	Littlestown	PA	17340	I15-0052A	34.35			14.38 acres of this property was added from I15-0053
Bast		William R. & Joanne S.	162 Schoolhouse Road	Littlestown	PA	17340	I15-0061	34.47	2024	Yes	381 Flatbush Road, Littlestown
Ivan & Carolyn Grove Revocable Living Trust			4695 Hanover Road	Hanover	PA	17331	J14-0071A	16.91	2024	Yes	added in 2017
Hanover Shoe Farms			PO Box 339	Hanover	PA	17331	I14-0028	661.79	2024	Yes	315 Storms Store Rd, Gettysburg (Hartlaub Farm) Russell Camp Williams
Hanover Shoe Farms			PO Box 339	Hanover	PA	17331	I14-0004	122.52	2024	Yes	3562 Hanover Rd, Gettysburg (Wilson Farm) Russell Camp Williams
Sponseller		Jay	4565 Hanover Road	Hanover	PA	17331	J14-0088	59.14	2024	Yes	added in 2017
Rosalie Wheeler Irrevocable Trust			551 Berlin Road	New Oxford	PA	17350	H12-0112	41.14	2024	Yes	791 Low Dutch Rd, Gettysburg
Williams		Russell Camp	PO Box 339	Hanover	PA	17331	J14-0065	130.83	2024	Yes	1046 Honda Road, Hanover (Strine Farm)
								1247.7			

to continue Michael and Kimberly Lind should sign an ASA modification form for the property I15-0052A

denotes a change from the original spreadsheet sent from the township.

# MOUNT PLEASANT TOWNSHIP ASA SEVEN YEAR REVIEW



## Legend:

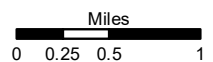
- LIND PROPERTY
- 7 YEAR REVIEW PROPERTY
- AG SECURITY AREA

Data Source:  
ACOPD - GIS Division

Prepared By:  
ACOPD - Rural Resource Division | 07.10.2024 MAC

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## MOUNT PLEASANT TOWNSHIP ADAMS COUNTY, PA





# 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:** July 16, 2024  
**To:** Adams County Planning Commission  
**From:** Adams County Office of Planning & Development  
**Subject:** Mt Joy Township ASA – Addition

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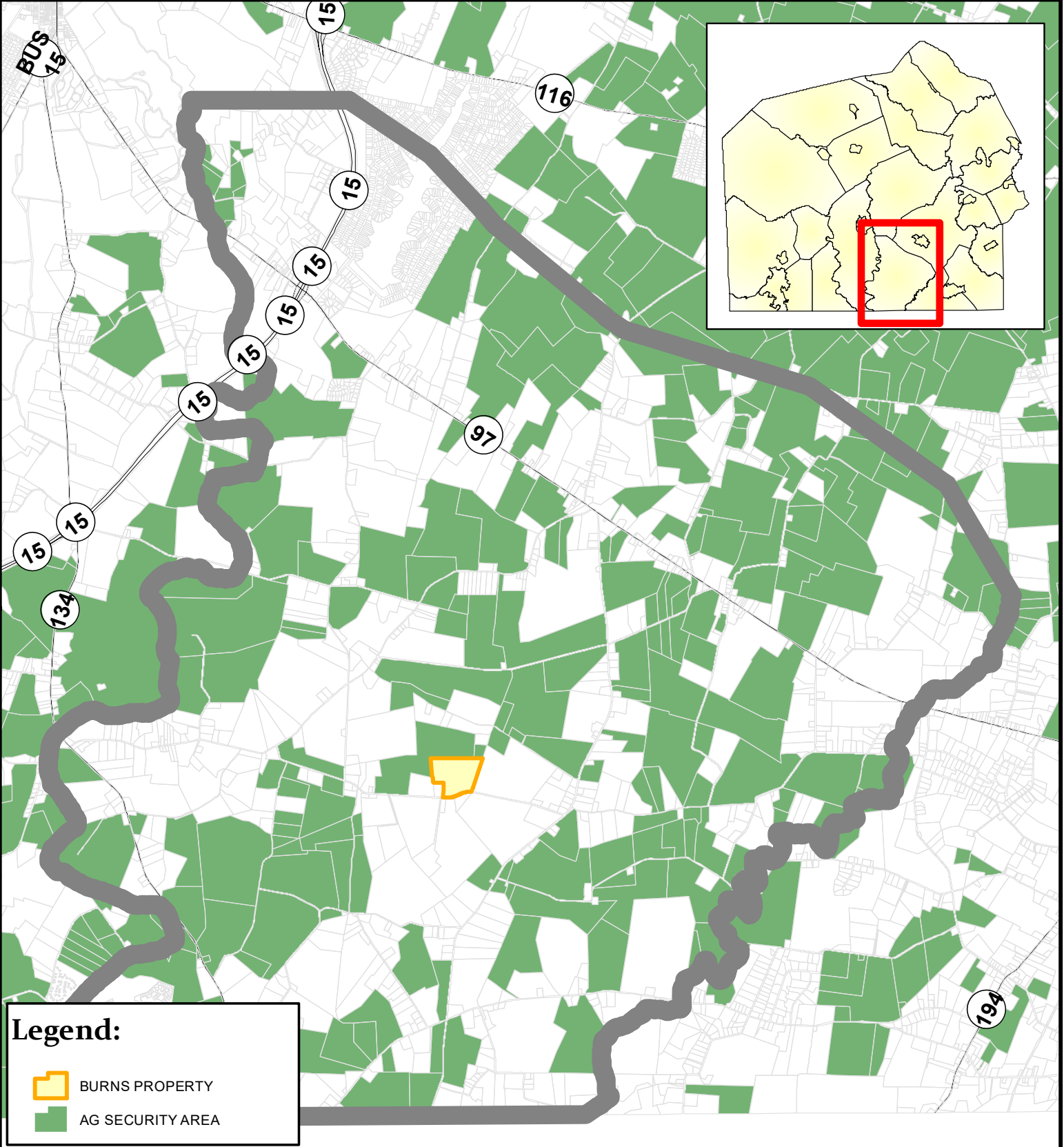
In accordance with Section 905(d)(2) of the Agricultural Security Area Law, the Adams County Planning Commission is provided with the opportunity to review and provide recommendations on proposed Agricultural Security Areas (ASA's), ASA additions, and modifications.

Mt Joy Township has submitted one parcel for addition to their Mt Joy Township Agricultural Security Area:



**Karen Burns**

- Property Location: 754 Orphanage Rd (30G17-0024---000) -43.10 acres
- Zoning: Agricultural Conservation (Mt Joy Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:  
*Mt Joy Township Comprehensive Plan – Agricultural Conservation*
- County Comprehensive Plan Land Use Plan Designation: 100% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density*
- 21% of the property is underlain by prime agricultural soils, 79% of the property is underlain by statewide importance soils
- 100% of the property is underlain by Soil Conservation Service Capability Classes II and III.
  - 9% of the property is wooded.
- This property is actively being farmed by local farmer Barb Martin.
- **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Mt Joy Township Supervisors approve the proposed addition to the Mt Joy Township ASA.

# MOUNT JOY TOWNSHIP ASA ADDTION



## Legend:

-  BURNS PROPERTY
-  AG SECURITY AREA

Data Source:  
ACOPD - GIS Division

Prepared By:  
ACOPD - Rural Resource Division | 07.10.2024 MAC

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## MOUNT JOY TOWNSHIP ADAMS COUNTY, PA

