



ADAMS COUNTY PLANNING COMMISSION

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

MEETING AGENDA

**April 15, 2026
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
 - March 18, 2026
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Freedom Township Seven Year Review
 - Ag Land Preservation Round 17
 - Staff Updates
- 7) Member Comments
- 8) Adjourn

Next Meeting: May 20, 2026



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

March 18, 2026

1) Attendance:

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

Staff - Andrew Merkel, Madyson Rosenberry

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

3) Minutes from January 21, 2026 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 24 SLD plans were submitted in between January and February 2026. There were subdivisions, lot additions, and land development plans including:

- AREMS, Bonneville Borough – Reconstruction of existing emergency services facility
- Brecken's Hollow, Hamiltonban - Development around existing golf course proposing 148 residential units
- Rutters, Berwick Twp. - Proposed new Rutters convenience store/gas station/truck parking
- Adams Norman Solar, Franklin Twp. - Utility scale solar project
- Mill Brook Meadows, Butler Twp. - Subdivision of parcel into 8 residential lots

67/68 Submissions: Six 67/68 land use consistency reviews were submitted in between January and February 2026, including:

- Wolff Bridge, Mt. Pleasant. – NPDES General Permit
- Wawa, Berwick Twp. – NPDES Stormwater/Construction
- Gettysburg Station, Gettysburg – NPDES General Permit
- Agcom, Straban Twp. – NPDES General Permit

Municipal Reviews: 2 municipal reviews were submitted in between January and February 2026, including:

- Hamilton - Zoning Ordinance Amendment regarding Parking
- Hamiltonban – Zoning Map Amendment regarding Petrus Holdings



ADAMS COUNTY PLANNING COMMISSION

6) Staff Reports:

2025 Zoning Report

Ms. Rosenberry provided a summary of the 2025 Zoning Permits for Germany and Menallen Townships that documents the amount of zoning permits per municipality and also the subjects of the permits. The report also summarized Zoning Hearing Board Actions for 2025.

7) Member Comments: None

8) Adjournment: 8:19 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March SLD Report 2026

Month Submitted	March
Year	2026

File Number	SLD-07-107	SLD-17-030	SLD-24-013
Title	Cavalry Hill PhII Sec II	Wade Run - Links Lot 59 lot 1	Golden Wood
Plan Type	Residential	Residential	Commercial
Resubmission	YES	YES	YES
Municipality	Oxford	Mt. Joy	Liberty
Location	55 Robinson Dr	Taneytown Rd	2575 Tract Rd
Parcel ID	35J12-0026---000	30G18-0058---000	25D18-0004---000
School Dist	CVSD	GASD	FASD
Zoning	RH	OC	A/R
Total Site Ac.	10.063	21.7	16.99
Ac Converted	2	0.138	0.53
Lot Addition Plan			
New Res Lots/ Units	16	0	0
Ac Res Lots/ Units	0.000	0.000	0.000
Non-Res Ac. Devpt			0.53
Building Sq Ft	0	0	4044
Ac. New Parking			
Description	Phase of residential development proposing 6 duplex units and 10 townhome units	Subdivision and development of a single family residential lot	Two new kennel buildings, office buildings, and turf play areas at existing dog kennel facility

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-25-083	SLD-26-015	SLD-24-021	SLD-26-019
Title	Bush Stran Stran Stran	Mason Dixon Farms Inc.	Table Rock Terrace Corrective Pla	Soliday Family LP
Plan Type		Agricultural	Residential	Residential
Resubmission	YES	NO	YES	NO
Municipality	Germany	Freedom	Cumberland	Cumberland
Location		1752 Mason Dixon Rd	Table Rock & Boyds School Rd	2002 Taneytown Rd
Parcel ID		13F18-0020---000	09F12-0051A--000	09F16-0053---000
School Dist		GASD	GASD	GASD
Zoning		AG	MX	A
Total Site Ac.		156.27	14.38	499.65
Ac Converted		11.48		10.119
Lot Addition Plan				
New Res Lots/ Units	0	0	0	1
Ac Res Lots/ Units	0.000	0.000	0.000	10.119
Non-Res Ac. Devpt				
Building Sq Ft	0	183654	0	0
Ac. New Parking				
Description	(blank)	New freestall barn, milking parlor, and gravel areas	Adding side street names, no changes to proposed layout of development	Subdivision of existing dwelling from remainder of site

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-26-020	SLD-26-021	SLD-26-022	SLD-26-023
Title	Wayne Trostle	Arentz Family LP	UASD Turf Field Project	Todd Durboraw
Plan Type	Agricultural	Residential	Institutional	
Resubmission	NO	NO	NO	NO
Municipality	Latimore	Union	Biglerville	Cumberland
Location	3100 Lake Meade Rd	1120 Hanover Pike	161 N Main St	
Parcel ID	23K04-0031---000	41J17-0099A--000	05001-0021---000	
School Dist	BSSD	LASD	UASD	
Zoning	AC I	AG	R-1	
Total Site Ac.	127.89	94.672	31.44	
Ac Converted	14.215	1.79	2	
Lot Addition Plan				
New Res Lots/ Units	0	1	0	0
Ac Res Lots/ Units	0.000	1.790	0.000	0.000
Non-Res Ac. Devpt			2	
Building Sq Ft	0	0	4800	0
Ac. New Parking				
Description	Subdivision of 14 acre ag lot from larger ag lot	Subdivision of residential lot with existing house from larger ag lot	Installation of turf field, addition of paving for various sporting events, storage building and field house	(blank)

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

March

File Number	SLD-26-024	SLD-26-025	SLD-26-026	SLD-26-027
Title	Esh and Esh	Ram Real Estate	Redding and Buck Plan	Ralph and Darlene Beachtel
Plan Type	Agricultural			
Resubmission	NO	NO	NO	NO
Municipality	Hamilton	Liberty	Franklin	Germany
Location	242 Pine Run Rd			
Parcel ID	17K10-0009---000			
School Dist	CVSD			
Zoning	AP-1			
Total Site Ac.	125.54			
Ac Converted	77.028			
Lot Addition Plan				
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	0	0	0	0
Ac. New Parking				
Description	Subdivision of agricultural lot from larger agricultural lot	(blank)	(blank)	(blank)

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-26-007	Culvert Replacement	3/9/2026
Permit Type		Municipality
NPDES General Permit		Mt. Pleasant

File Number	Applicant	Date Submitted
Act67/68-26-008	Akshay Vidyarth	3/13/2026
Permit Type		Municipality
NPDES General Permit		Tyrone

File Number	Applicant	Date Submitted
Act67/68-26-009	Issaac Lapp	3/18/2026
Permit Type		Municipality
NPDES Stormwater/Construction		Germany

File Number	Applicant	Date Submitted
Act67/68-26-010	S&A Homes, Inc.	3/18/2026
Permit Type		Municipality
NPDES Stormwater/Construction		Bonneauville

File Number	Applicant	Date Submitted
Act67/68-26-011	Coumba Gas of PA	3/25/2026
Permit Type		Municipality
Water Obstruction and Encroachment Activities		Fairfield

File Number	Applicant	Date Submitted
Act67-68-26-012	Hanover Country Club	3/30/2026
Permit Type		Municipality
NPDES General Permit		Abbottstown

File Number	Ordinance	Municipality	Date Submitted
ORD-26-004	Zoning Ordinance	Cumberland Twp	3/18/2026
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Map
Description: ZOA Adams Electric Map Amendment			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-003	Zoning Ordinance	Freedom Twp	3/19/2026
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for Mason Dixon Farms			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-005	SALDO	Straban Twp	3/30/2026
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: SALDO Mobile Home Park Use			



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: March 26, 2026

To: Adams County Planning Commission

From: Adams County Office of Planning & Development

Subject: Freedom Township ASA 2026 – 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.

Seven Year Review

Freedom Township has requested ACPC to review their Agricultural Security Area list. The township did not submit a list and requested ACPC to use the existing database maintained by the Office of Planning and Development. The ASA list for Freedom Township contains forty-eight (48) parcels for re-establishment in their Agricultural Security Area.

The current list (attached) 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.

Comments to the township:

Parcel ID ownership changes included:

13D16-0004---000 -from Bushey to Scott

13E15-0003C—000 -from Koon/Blank to FutureStake, Inc.

13E16-0049---000 -from Moose to Stoltfus

Please see the attached map and list.

Recommendation: Staff recommends that the Adams County Planning Commission recommend that the Freedom Township Supervisors approve forty-eight (48) parcels within the Freedom Township ASA for the year 2026 Seven Year Review containing 3,091.89 acres as submitted with modifications.

FREEDOM TOWNSHIP ASA SEVEN YEAR REVIEW - 2026

PARCEL_ID	DEEDED_ACR	LAST_NAME	FIRST_NAME	ADDRESS1	ADDRESS2	CITY	ZIP	STATE	PROP_A	ORIGINAL DATE RECORDED	ORIGINAL DATE OF ACTION BY TWP	ORIGINAL YEAR RECORDED	DEED BOOK/PAGE OF ORIGINAL
13D16-0004---000	383.68	SCOTT	HARRY		1845 PUMPING STATION RD	GETTYSBURG	17325	PA	1845 PUMPING STATION RD	9/5/2007	12/13/2000	2000	4968-0176
13D16-0008B--000	26.37	STYPLE	WILLIAM B & NANCY L		97 ORMONT RD	CHATHAM	7928	NJ	945 CUNNINGHAM RD	11/1/1991	10/10/1991	1991	0604-0566
13D16-0008C--000	5.51	TSCHINKEL	ANDREW & FRANCES		1720 PUMPING STATION RD	GETTYSBURG	17325	PA	1720 PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0566
13D16-0008D--000	10	ROBINSON	MATTHEW V & SHERRI E		1095 CUNNINGHAM RD	GETTYSBURG	17325	PA	1095 CUNNINGHAM RD	11/1/1991	10/10/1991	1991	0604-0566
13D17-0020---000	20.8	ALDIN	NEIL C		1435 Q ST, NW	WASHINGTON	20009	DC	110 WENSCHHOF RD	1/20/1993	1/14/1993	1993	0681-0248
13E14-0013---000	122.87	SALISBURY	DAVID W & CYNTHIA L		320 SCOTT RD	GETTYSBURG	17325	PA	320 SCOTT RD	3/2/2007	10/11/2006	2006	4756-0072
13E14-0014---000	107.22	SCOTT	PHILIP E		150 SCOTT RD	GETTYSBURG	17325	PA	148 SCOTT RD	5/18/2006	5/10/2006	2006	4423-0057
13E14-0015---000	13.46	GUE	SARAH W		785 PUMPING STATION RD	GETTYSBURG	17325	PA	785 PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0563
13E14-0015A--000	46.82	BROWN	NORMAN V		2510 N NELSON ST	ARLINGTON	22207	VA	PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0563
13E15-0001---000	240.52	TROSTLE	SHANNON		475 KNOXLYN RD	GETTYSBURG	17325	PA	285 BIGHAM RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0002---000	99.41	MAHLER	ERIK & TRACY		1030 MERRICK RD	BALDWIN	11510	NY	130 BIGHAM RD	5/15/2009	5/6/2009	2009	5365-0042
13E15-0003---000	156.9	SCHROEDER FAMILY FARM			315 GLEN RD	LANDENBERG	19350	PA	965 PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0003A--000	64.18	ED	DARRYL & D'ARCY		155 CARR HILL RD	GETTYSBURG	17325	PA	957 RED ROCK RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0003C--000	15.58	FUTURESTAKE, INC			12 EASTGATE SQ	WESTFIELD	7090	NJ	760 PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0003D--000	21.73	GETTYSBURG NATURE ALLIANCE			297 STEINWEHR AVE	GETTYSBURG	17325	PA	720 PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0003E--000	40.22	SHIELDS	TIMOTHY P & TAMERA R		12 EASTGATE SQ	WESTFIELD	7090	NJ	957 RED ROCK RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0009---000	10.49	THOMAS	BRETT & ALEXSIS		1595 PUMPING STATION RD	GETTYSBURG	17325	PA	1595 PUMPING STATION RD	10/23/1998	10/8/1998	1998	1687-0174
13E15-0009A--000	45.02	STEINOUR	BRETT & ALEXIS		101 WHITE CHURCH RD	GETTYSBURG	17325	PA	PUMPING STATION RD	10/23/1998	10/8/1998	1998	1687-0174
13E15-0012---000	171.15	SENTZ	DOUGLAS E		680 RED ROCK RD	GETTYSBURG	17325	PA	680 RED ROCK RD	9/18/2003	9/16/2003	2003	3304-0312
13E15-0017B--000	31.97	ENGLISH	SCOTT D & DEBRA L		1210 PUMPING STATION RD	GETTYSBURG	17325	PA	1210 PUMPING STATION RD	11/1/1991	10/10/1991	1991	0604-0566
13E15-0017C--000	8.35	ENGLISH	PAUL M & RENATTE J		6836 REHNQUIST CT	NEW MARKET	21774	MD	995 RED ROCK RD	10/23/1998	10/8/1998	1998	1687-0174
13E15-0020---000	10	SMB ASSOCIATES INC			PO BOX 3967	GETTYSBURG	17325	PA	690 RED ROCK RD	6/10/2005	6/8/2005	2005	4000-0013
13E15-0021---000	36.46	SENTZ	DOUGLAS E & JANE M		1140 RED ROCK RD	GETTYSBURG	17325	PA	1140 RED ROCK RD	11/1/1991	10/10/1991	1991	0604-0564
13E15-0021A--000	15.36	SENTZ	DOUGLAS E & JANE M		1140 RED ROCK RD	GETTYSBURG	17325	PA	SCHRIVER RD	11/1/1991	10/10/1991	1991	0604-0564
13E15-0025---000	62.68	DODSON	JOHN A & DONNA F		1105 CAMP GETTYSBURG RD	GETTYSBURG	17325	PA	1105 CAMP GETTYSBURG RD	1/20/1993	1/14/1993	1993	0681-0248
13E15-0037---000	60.39	YOHE	BRADLEY E & MARY C		1700 PUMPING STATION RD	GETTYSBURG	17325	PA	1700 PUMPING STATION RD	10/23/1998	10/8/1998	1998	1687-0175
13E15-0038---000	12.61	SALTOS	NICHOLAS T & ETTA A		PO BOX 4716	GETTYSBURG	17325	PA	1560 PUMPING STATION RD	10/23/1998	10/8/1998	1998	1687-0174
13E16-0002A--000	13.31	YOHE	GREGORY D & FELICIA T		1630 PUMPING STATION RD	GETTYSBURG	17325	PA	1630 PUMPING STATION RD	10/23/1998	10/8/1998	1998	1687-0175
13E16-0002C--000	10	SMITH	SHAWN J & CHRISTINA L		1680 PUMPING STATION RD	GETTYSBURG	17325	PA	1680 PUMPING STATION RD	10/23/1998	10/8/1998	1998	1687-0175
13E16-0042---000	106.3	BADDICK	JOHN A & DEANA M		804 CUNNINGHAM RD	GETTYSBURG	17325	PA	804 CUNNINGHAM RD	11/1/1991	10/10/1991	1991	0604-0564

FREEDOM TOWNSHIP ASA SEVEN YEAR REVIEW - 2026

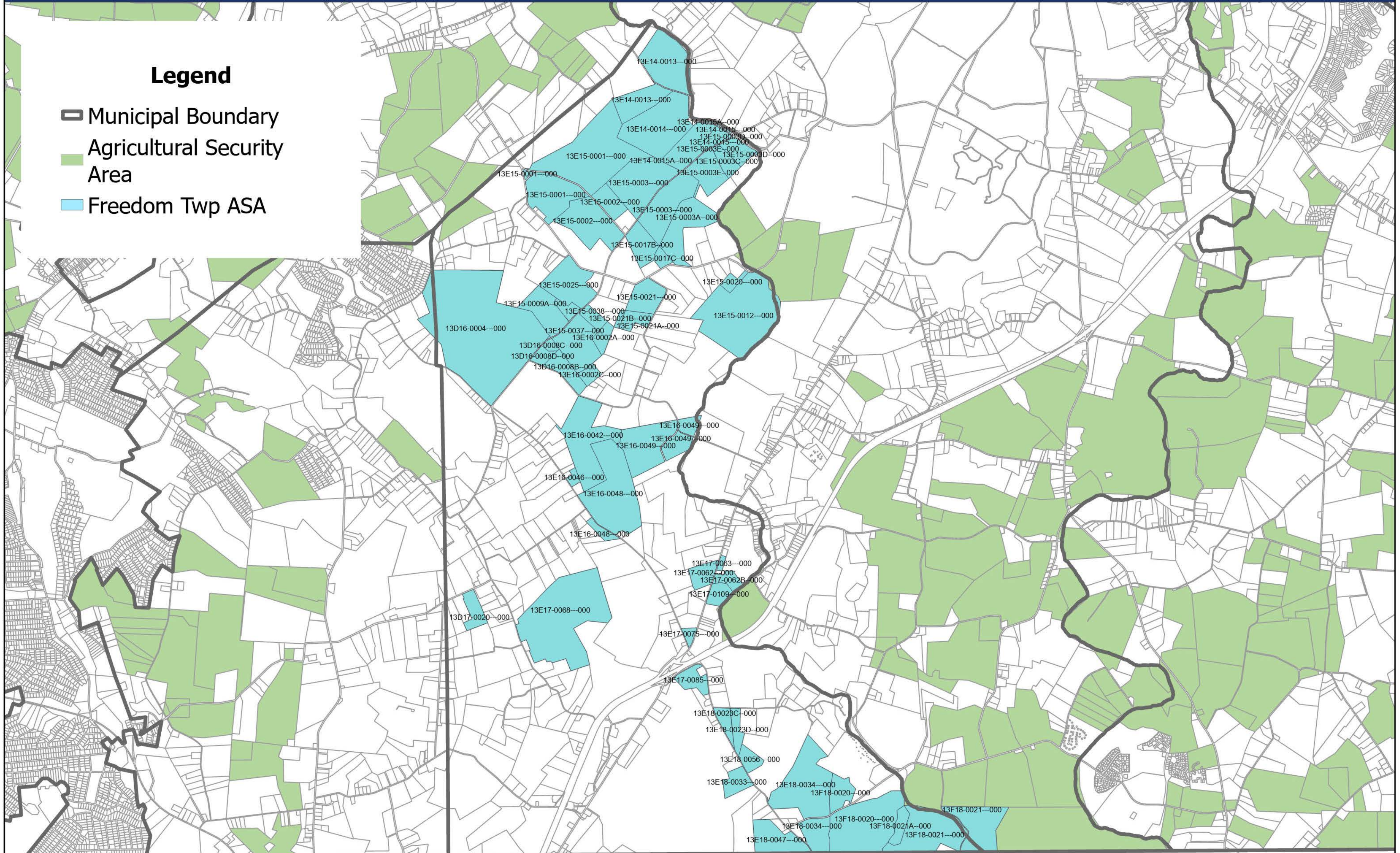
PARCEL_ID	DEEDED_ACR	LAST_NAME	FIRST_NAME	ADDRESS1	ADDRESS2	CITY	ZIP	STATE	PROP_A	ORIGINAL DATE RECORDED	ORIGINAL DATE OF ACTION BY TWP	ORIGINAL YEAR RECORDED	DEED BOOK/PAGE OF ORIGINAL
13E16-0046---000	5.77	SHARRER	PAUL D & BONNI S		1815 BULLFROG RD	FAIRFIELD	17320	PA	1815 BULLFROG RD	6/10/2005	6/8/2005	2005	4000-0013
13E16-0048---000	138.41	JOHNSTON	BRETT & ALLISON		1535 BULLFROG RD	FAIRFIELD	17320	PA	1670 BULLFROG RD	11/1/1991	10/10/1991	1991	0604-0565
13E16-0049---000	101.47	STOLTZFUS	JONAS		345 E MAIN ST	LEOLA	17540	PA	374 CUNNINGHAM RD	10/23/1998	10/8/1998	1998	1687-0175
13E17-0062---000	20.24	YOUNG	MATT D & ANGELA L		3256 EMMITSBURG RD	GETTYSBURG	17325	PA	3283 EMMITSBURG RD	6/10/2005	6/8/2005	2005	4000-0013
13E17-0062B--000	13.29	YOUNG	MATT D & ANGELA L		3256 EMMITSBURG RD	GETTYSBURG	17325	PA	EMMITSBURG RD	6/10/2005	6/8/2005	2005	4000-0013
13E17-0068---000	210.25	HARNER	TERRY WILLIAM		879 MIDDLE CREEK RD	FAIRFIELD	17320	PA	879 MIDDLE CREEK RD	1/20/1993	1/14/1993	1993	0681-0248
13E17-0075---000	6.76	YOUNG	MATT D & ANGELA L		3256 EMMITSBURG RD	GETTYSBURG	17325	PA	3535 EMMITSBURG RD	6/10/2005	6/8/2005	2005	4000-0013
13E17-0085---000	22.65	VARISH	TIMOTHY & LORI		800 BULLFROG RD	GETTYSBURG	17325	PA	800 BULLFROG RD	1/20/1993	1/14/1993	1993	0681-0248
13E17-0109---000	15.6	YOUNG	MATT D & ANGELA L		3256 EMMITSBURG RD	GETTYSBURG	17325	PA	3350 EMMITSBURG RD	6/10/2005	6/8/2005	2005	4000-0013
13E18-0023C--000	14.33	SMITH	ERIC T & COLLEEN S		870 NATURAL DAM RD	GETTYSBURG	17325	PA	870 NATURAL DAM RD	11/1/1991	10/10/1991	1991	0604-0565
13E18-0023D--000	14.32	COLEMAN	RONALD L		3964 EAGLE SCOUT RD	THOMASVILLE	17364	PA	NATURAL DAM RD	11/1/1991	10/10/1991	1991	0604-0565
13E18-0033---000	21.33	BENTZEN	JOHN & EILEEN M		374 BULLFROG RD	GETTYSBURG	17325	PA	374 BULLFROG RD	10/23/1998	10/8/1998	1998	1687-0175
13E18-0034---000	147.67	MASON DIXON FARMS INC			1800 MASON DIXON RD	GETTYSBURG	17325	PA	1865 MASON DIXON RD	11/1/1991	10/10/1991	1991	0604-0565
13E18-0047---000	50	MASON DIXON FARMS INC			1800 MASON DIXON RD	GETTYSBURG	17325	PA	50 BULLFROG RD	10/23/1998	10/8/1998	1998	1687-0174
13E18-0056---000	14.46	WAYBRIGHT	JEFFREY H		6068 JENNIFER LN	SPRING GROVE	17362	PA	BULLFROG RD	11/1/1991	10/10/1991	1991	0604-0565
13F18-0020---000	156.27	MASON DIXON FARMS INC			1800 MASON DIXON RD	GETTYSBURG	17325	PA	1752 MASON DIXON RD	11/1/1991	10/10/1991	1991	0604-0656
13F18-0021---000	154.85	JOHNSTON	THOMAS L & MELINDA W		335 HORNER RD	GETTYSBURG	17325	PA	335 HORNER RD	11/1/1991	10/10/1991	1991	0604-0656
13F18-0021A--000	14.86	MASON DIXON FARMS INC			1800 MASON DIXON RD	GETTYSBURG	17325	PA	HORNER RD	11/1/1991	10/10/1991	1991	0604-0656
TOTAL ACRES:	3091.89												
CHANGES MADE													

FREEDOM TOWNSHIP ASA 7-YEAR REVIEW



Legend

- Municipal Boundary
- Agricultural Security Area
- Freedom Twp ASA



Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | APRIL 2026 MAC
This map is for illustration purposes only. Adams County
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