



ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**February 21, 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
 - December 20, 2023
- 4) Reorganization
- 5) Public Comment
- 6) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 7) Staff Reports
 - Mt. Pleasant Township Agricultural Security Area Addition
- 8) Member Comments
- 9) Adjourn

Next Meeting: March 20, 2024



ADAMS COUNTY PLANNING COMMISSION



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MEETING MINUTES

December 20, 2023

1) Attendance:

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

Commissioner - Jim Martin

Staff - Jenna Smith, Andrew Merkel

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

3) Minutes from October 18, 2023 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 19 SLD plans were submitted between October and November 2023, 2 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Bridgewater Landing at Cross Keys Village, Oxford Twp. – Another phase of residential development including community clubhouse building
- Oxford Township Board of Supervisors, Oxford Twp. - Consolidation of Township owned property and lot addition from adjacent industrial property
- Constance S. Alering, Hamiltonban Twp. - Subdivision of portion of lot to preserve identified archaeological sites
- Littlestown Area School District, Littlestown Boro. - Subdivision of nine acres from school district property
- Gettysburg Welcome Center, Gettysburg Boro. - Demolition of existing building to construct new welcome center building
- Hanover Retail Holdings, LLC, Berwick Twp. - Subdivision of lot in half with proposed ROW through center to connect Ledger Dr and Rt 94
- Enos & Rachel King, Cumberland Twp. - Construction of an ~7,000 square foot barn with associated septic system.



ADAMS COUNTY PLANNING COMMISSION

67/68 Submissions: Nine 67/68 land use consistency reviews were submitted between October and November 2023, including:

- Hanover Soccer Club Parking Lot, Conewago Twp. – NPDES Stormwater/Construction
- Dollar General, Mt. Joy Twp. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Four municipal reviews and Comprehensive Plans/Misc. were submitted between October and November 2023, including:

- Franklin Twp. - Zoning Ordinance landowner curative amendment regarding the definition of “Establishment” and regulations for shopping centers
- Gettysburg Boro. - Standalone sign ordinance amendment
- East Berlin Boro. - Zoning Ordinance amendment to add conversion apartments as a permitted use in the Commercial District
- Hamiltonban Twp. - Subdivision and Land Development Ordinance amendment regarding private lanes and any related ownership and maintenance agreements

6) Staff Reports

Union Township Agricultural Security Area - Addition & Deletion

Union Township has submitted one parcel for addition to the Union Township Agricultural Security Area. This parcel is owned by Arentz Family, LP and is located along Hanover Pike, just outside of Littlestown Borough. Staff recommends that the Adams County Planning Commission recommend that the Union Township Board of Supervisors approve the proposed addition to the Union Township Agricultural Security Area.

Mr. Crouse made a motion to follow staff recommendation to recommend that the Union Township Board of Supervisors approve the addition to the township’s Agricultural Security Area. The motion was seconded by Mr. Smith and passed unanimously.

Additionally, two parcels were intended to be removed from the Union Township Agricultural Security Area. These parcels are owned by Mayberry at Mason Dixon and have been proposed for residential development. These parcels have also been annexed into Littlestown Borough and should therefore no longer be included in the Union Township ASA.

7) Member Comments: None

8) Adjournment: 7:44 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

December SLD Report 2023

Month Submitted	December
Year	2023

File Number	SLD-15-004	SLD-23-080	SLD-23-101	SLD-23-102
Title	Monastery of Jesus, Mary and Joseph	Hampton Heights Ph VI	Ricky & Rosemarie Herman	Tony & Stacy Fетters
Plan Type	Institutional	Residential	Residential	Residential
Resubmission	YES	YES	NO	NO
Municipality	Hamiltonban	Reading	Hamilton	Menallen
Location	465 Water St	Stoney Pt/East Berlin Rd	345 Mummerts Church Rd	112 Cottage Hill Rd
Parcel ID	25C15-0085---000	36K07-0023A--000	17L08-0170---000	29F04-0057---000
School Dist	FASD	BSSD	CVSD	UASD
Zoning	A/R/I	R-2	RR	LC
Total Site Ac.	48.25	32.838	12.525	157.021
Ac Converted	2.316	32.838	0.475	0.148
Lot Addition Plan			YES	
New Res Lots/ Units	0	30	0	0
Ac Res Lots/ Units	0.000	23.679	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft		0	0	0
Ac. New Parking				
Description	Proposed buildings and stormwater management for existing monastery property	Proposed construction of 30 single family residential units in partially built out development	Lot addition of a small portion of a residential lot to an adjacent residential lot	Proposed single-family residence and garage

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

December

File Number	SLD-23-103	SLD-23-104	SLD-23-105	SLD-23-106
Title	Mount Joy - DG Market LD	Lifespring at Cross Keys Village	Timothy and Lisa Weyant	Charles & Lynn Skopic Plan
Plan Type	Commercial	Mixed Use	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Mt. Joy	Oxford	Huntington	Cumberland
Location	2440 Baltimore Pike	2850 Carlisle Pike	5015 Oxford Rd	560 Black Horse Tavern Rd
Parcel ID	30G15-0018---000	35K11-0077---000	40H05-0051---000	09E14-0009E--000
School Dist	GASD	CVSD	UASD	GASD
Zoning	BPC	HR	AC/RR	A/R
Total Site Ac.	3.147	156.826	20.068	50.16
Ac Converted	3.147	1.5	1.8	50.16
Lot Addition Plan		YES	YES	
New Res Lots/ Units	0	0	0	6
Ac Res Lots/ Units	0.000	0.000	0.000	48.917
Non-Res Ac. Devpt		0.9		
Building Sq Ft	0	6057	0	0
Ac. New Parking		0.115		
Description	Proposed Dollar General	Lot consolidation combining two small parcels with a larger property owned by the Brethren Home; Construction of Adult Daycare facility	Lot addition of ~2 acres to Weyant property	Subdivision of large ag lot into several 10 acre or smaller residential lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

December

File Number	SLD-23-107	SLD-23-108
Title	Gettysburg School District - Kuhn	Kuhn - Gettysburg School District
Plan Type	Agricultural	Institutional
Resubmission	NO	NO
Municipality	Franklin	Franklin
Location	Old Route 30	870 Old Route 30
Parcel ID	12C10-0157B--000	12C10-0185---000
School Dist	GASD	GASD
Zoning	R	R
Total Site Ac.	121.866	39.986
Ac Converted	11.861	0.245
Lot Addition Plan	YES	YES
New Res Lots/ Units	0	0
Ac Res Lots/ Units	0.000	0.000
Non-Res Ac. Devpt		
Building Sq Ft	0	0
Ac. New Parking		
Description	Lot additions conveyed to orchard properties	Lot addition conveyed to school district

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January SLD Report 2023

Month Submitted	January
Year	2024

File Number	SLD-24-001	SLD-24-002	SLD-24-003	SLD-24-004
Title	Conewago Ridge	Giovanni & Giuseppa Cucuzza	Hemler Brothers Assets	William & Edyth Settle
Plan Type	Residential	Residential	Commercial	Residential
Resubmission	NO	NO	NO	NO
Municipality	Reading	Straban	Cumberland	Cumberland
Location	70 Peepytown Rd	75 Cavalry Field Rd	35 Belmont Rd	1111 Chambersburg Rd
Parcel ID	36K08-0002C--000	38G12-0163---000	09E12-0072C--000	09E12-0098---000
School Dist	BSSD	GASD	GASD	GASD
Zoning	R-2	R-R	R	MX
Total Site Ac.	36.39	9.789	3.19	8.7495
Ac Converted	36.39	5.373	0.041	1.2992
Lot Addition Plan				YES
New Res Lots/ Units	109	2	0	0
Ac Res Lots/ Units	11.386	5.373	0.000	0.000
Non-Res Ac. Devpt			0.041	
Building Sq Ft	0	0	1800	0
Ac. New Parking				
Description	Proposed residential development with single-family residences and townhomes	Subdivision of residential lot to create two new residential lots, proposed connection to public sewer and water	Construction of accessory storage building	Lot addition to adjacent residential lot, dissolving of proposed alley and some existing tract boundaries

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

January

File Number	SLD-24-005	SLD-24-006	SLD-24-007	SLD-24-008
Title	Littlestown Area Historical Society	Berlin Rentals LLC	David and Fabienne Gladfelter	Gettysburg Plant Building Expansion
Plan Type	Institutional	Commercial	Residential	Industrial
Resubmission	NO	NO	NO	NO
Municipality	Littlestown	East Berlin	Mt. Pleasant	Straban
Location	M St	401 Abbottstown St	384 Honda Rd	2000 Proline Place
Parcel ID	27008-0330---000	10006-0054---000	32115-0033---000	38G12-0151---000
School Dist	LASD	BSSD	LASD	GASD
Zoning	I/E	C	AP/LC	EC-1
Total Site Ac.	0.891	1.73	104	74.36
Ac Converted	0.891	0.12	1.825	1.492
Lot Addition Plan		YES		
New Res Lots/ Units	0	0	1	0
Ac Res Lots/ Units	0.000	0.000	1.825	0.000
Non-Res Ac. Devpt	0.891			1.492
Building Sq Ft	3200	0	0	64995
Ac. New Parking	0.046			
Description	Construction of building and parking	Reconfiguration of lot lines owned by same property owner	Subdivision of small residential lot from 104 acre agricultural lot	Building addition to existing Pella facility

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-067	Gerrick Outlook	12/22/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Germany	

File Number	Applicant	Date Submitted
Act67/68-23-069	Raven Rock Mtn Complex	12/22/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Liberty	

File Number	Applicant	Date Submitted
Act67/68-23-068	Wellhouse Littlestown and Germany	12/27/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Littlestown	

File Number	Applicant	Date Submitted
Act67/68-24-001	PVMA	1/8/2024
Permit Type	Municipality	
NPDES General Permit	Menallen	

File Number	Applicant	Date Submitted
Act67/68-24-002	GMA	1/22/2024
Permit Type	Municipality	
NPDES General Permit	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-24-003	Champion Madza	1/23/2024
Permit Type	Municipality	
NPDES General Permit	Oxford	

File Number	Applicant	Date Submitted
Act67/68-21-046	GMA revision***	1/30/2024
Permit Type	Municipality	
NPDES Stormwater/Construction	Gettysburg	

File Number	Applicant	Date Submitted
Act67/68-24-004	Bonneauville Boro Sewer Plant	1/30/2024
Permit Type	Municipality	
NPDES General Permit	Bonneauville	

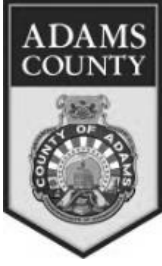
File Number	Ordinance	Municipality	Date Submitted
ORD-23-030	Zoning Ordinance	Straban Twp	12/5/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for Solar Energy Systems			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-031	Zoning Ordinance	Latimore Twp	12/18/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for Solar Ordinance			

File Number	Ordinance	Municipality	Date Submitted
ORD-24-001	Zoning Ordinance	Abbottstown Boro	1/15/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for change Cottage sq ft from 500 -1500			

Comprehensive Plans/Misc.

File Number	Title	Municipality	Date Submitted
MISC-23-004	Littlestown Area Schl Land Sale	Littlestown	12/18/2023



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: February 2, 2024
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Mt Joy Township ASA – Addition

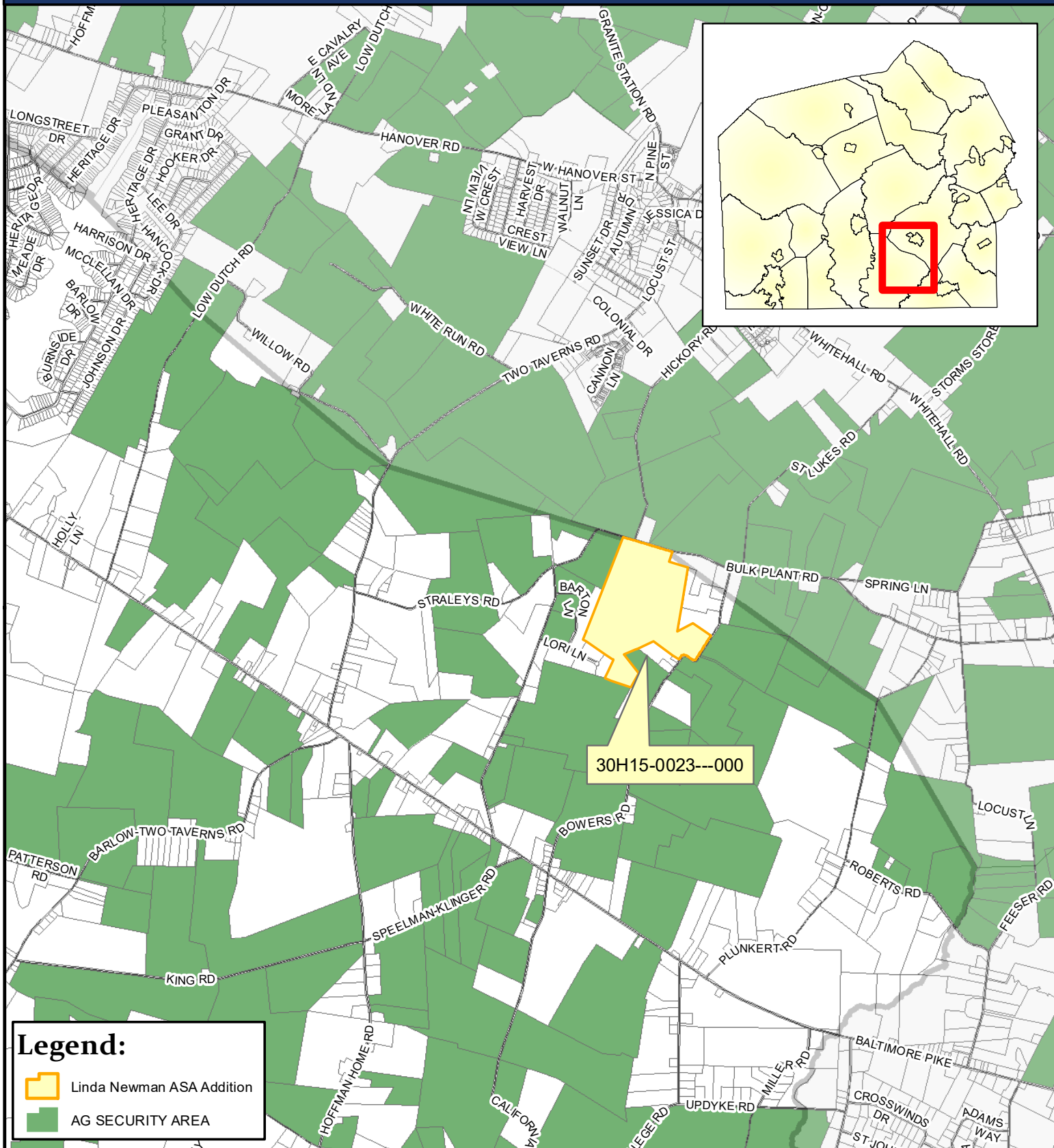
In accordance with Section 905(d)(2) of the Agricultural Security Area Law, the Adams County Planning Commission is provided with the opportunity to review and provide recommendations on proposed Agricultural Security Areas (ASA's), ASA additions, and modifications.

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

Linda Newman

- Property Location: 5 Bulk Plant Road (30H15-0023---000) -122.75 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: 89% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density* and 11% *Parks, Permanent Open Space, Preservation Areas*
- 26% of the property is underlain by prime agricultural soils, 28% of the property is underlain by statewide importance soils, and 46% is local importance soils.
- 100% of the property is underlain by Soil Conservation Service Capability Classes II, III, and IV.
 - 18% of the property is wooded.
- This property is actively being farmed by local farmer Benjy Conover.
- **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.


MT JOY TOWNSHIP ASA ADDITION



Legend:



Linda Newman ASA Addition



AG SECURITY AREA

Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | 02.02.2024 MAC

This map is for illustration purposes only. Adams County Office of Planning & Development does not assume any responsibility for the information presented on this map.

MT JOY TOWNSHIP ADAMS COUNTY, PA

