

ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**December 20, 2023
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
 - October 18, 2023
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Union Township Agricultural Security Area - Addition & Deletion
- 8) Member Comments
- 9) Adjourn

Next Meeting: January 17, 2024



ADAMS COUNTY PLANNING COMMISSION



Adams County Agricultural &
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Gettysburg, Pennsylvania 17325

MEETING MINUTES

October 18, 2023

1) Attendance:

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

Commissioner - Marty Qually

Staff - Jenna Smith, Andrew Merkel, Robert Thaeler

Public - Dwight Wagner

2) Adoption of Agenda: Mr. Crouse proposed to rearrange the order of the proposed agenda. Item number 7 moved directly after public comment. Items number 6 and 5 followed. Mr. Strayer made a motion to adopt the agenda with the proposed changes. The motion was seconded by Mr. Lebo and passed unanimously.

3) Minutes from September 20, 2023 Meeting: Approved as submitted

4) Public Comment: None

5) Project Updates

Commissioner Qually provided an update on work the county is involved in regarding broadband connectivity throughout all areas of the county. Some findings from the Broadband Feasibility Study were discussed, as well as some short and long terms goals to bring reliable internet service to all county residents. A task force has been formed with members from a variety of backgrounds to provide guidance on which direction future projects should take.

6) County Zoning

Map Amendment Proposal - 6295 Baltimore Pike

The property owner of 6295 Baltimore Pike has submitted a zoning map amendment proposal to change the property from it's existing Single Family Residential (SFR) Zoning to the Highway Commercial (HC) District of the Adams County Zoning Ordinance. The applicant is submitting the change due to the fact that the current commercial use of the property is nonconforming, and changing the use of the property to a new nonconforming use is not permitted under the County Zoning Ordinance.



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From a community planning perspective, ACOPD staff does not support the zoning map amendment as proposed. If adopted, the amendment would result in spot zoning, which could result in legal challenges. Staff recommends that the Adams County Planning Commission not recommend that the Adams County Zoning Hearing Board adopt the proposed zoning map amendment as presented.

The Planning Commission is not opposed to the property in question being utilized for commercial purposes. However, Mr. Crouse made a motion to follow the staff recommendation to recommend that the Adams County Zoning Hearing Board not adopt the zoning map amendment as proposed, unless it is deemed by the solicitor to not be spot zoning. The motion was seconded by Mr. Streiff and passed unanimously.

A second motion was made by Mr. Crouse to further recommend that the Adams County Zoning Hearing Board recommend that the applicant submit a map amendment that is legal and/or consider proposing a text amendment that considers how nonconforming uses are handled by the County Zoning Ordinance. The motion was seconded by Mr. Arndt and passed unanimously.

5) ACOPD Review Reports

SLD Submissions: Nine SLD plans were submitted in September 2023, 2 of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- 293 Blettner Ave Snacks, Conewago Twp. – Lot addition of small residential lot to larger warehouse lot, small revisions to proposed facility plan
- Fifty Properties LLC, Carroll Valley Boro. - Proposed mixed use building with apartments and commercial uses
- SAI RAM 27 LLC, Cumberland Twp. - Continued use of existing convenience store building with addition of residence
- Hampton Heights Ph VI, Reading Twp. - 30 additional single family residential units in partially built out development
- Helicopter Applicators Inc., Straban Twp. - Construction of accessory building and an ~10,000 sq ft concrete pad
- New Library Building, StrabanTwp. - Resubmission of proposal for a portion of the Amblebrook development

67/68 Submissions: Six 67/68 land use consistency review were submitted in September 2023, including:

- Bridgewater & Shoemaker 59 Senior Living Cottages, Oxford Twp. – NPDES Stormwater/Construction
- Granite Hill Solar, Straban Twp. - NPDES Stormwater/Construction



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Municipal/Misc. Reviews: Four municipal reviews and Comprehensive Plans/Misc. were submitted in September 2023, including:

- Franklin Twp. - Zoning Ordinance amendment regarding raising livestock in Industrial District
- Franklin Twp. - Zoning Ordinance curative amendment regarding shopping centers
- Littlestown Boro. - Zoning Ordinance map amendment
- Carroll Valley Boro. - Zoning Ordinance amendment regarding no impact home-based businesses

7) Member Comments: None

8) Adjournment: 9:14 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October SLD Report 2023

Month Submitted	October
Year	2023

File Number	SLD-23-071	SLD-23-084	SLD-23-085	SLD-23-086
Title	Evelyn Mark	Kevin and Diane Thomas	Calvary Christian Center	Bridgewater Landing at Cross Keys Village
Plan Type	Residential	Residential	Residential	Residential
Resubmission	YES	NO	NO	NO
Municipality	Reading	Franklin	Berwick	Oxford
Location	341 Wolf Rd	2566 B Old Route 30	352 Abbottstown Pike	382 Brickyard Rd
Parcel ID	36K06-0023---000	12B10-0030A--000	04L10-0046---000	35K11-0100---000
School Dist	BSSD	GASD	CVSD	CVSD
Zoning	AC	O	R-2	HR
Total Site Ac.	120.282	8.16	12.18	48.2
Ac Converted	12	0.0855	2.287	21
Lot Addition Plan		YES		
New Res Lots/ Units	1	0	1	59
Ac Res Lots/ Units	12.000	0.000	2.287	0.000
Non-Res Ac. Devpt				
Building Sq Ft		0	0	0
Ac. New Parking				0.268
Description	Subdivision of 12 acre residential lot from a large agricultural/wooded lot	Convey small portion of driveway ROW to adjacent lot	Subdivision of a residential lot with and existing home from a church lot	Another phase of residential development that includes community clubhouse building

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-23-087	SLD-23-088	SLD-23-089	SLD-23-090
Title	Ethel P. Trimmer Estate	Starner and Starner	Douglas R Piper Family Trust	Oxford Twp Board of Supervisors
Plan Type	Agricultural	Agricultural	Residential	Institutional
Resubmission	NO	NO	NO	NO
Municipality	Hamilton	Reading	Liberty	Oxford
Location	1131 Green Ridge Rd	385 Dicks Dam Rd	255 Wenschhoff Rd	780 Hanover St
Parcel ID	17K08-0062---000	36J09-0024D--000	25D17-0027---000	35K12-0037---000
School Dist	BSSD	BSSD	FASD	CVSD
Zoning	AP	AC	A/R	RM
Total Site Ac.	93.95	85.183	106.16	77.885
Ac Converted	38.34	82.732	46.83	7.47
Lot Addition Plan		YES	YES	YES
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	Creating an agricultural lot from a larger ag/residential lot	Subdivision of large ag lot into 5 farm lots, small lot addition to adjacent residential property to accommodate shed.	Subdividing large wooded lot in two, one parcel is to be conveyed to adjacent residential lot	Consolidation of Oxford Township owned lots

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-23-091	SLD-23-092	SLD-23-093	SLD-23-094
Title	Constance S. Alering	John & Todd Grim	Barabara and Michael King	Kevin and Benay Holtzinger
Plan Type	Agricultural	Agricultural	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Hamiltonban	Hamilton	Menallen	Reading
Location	18 Yankee Mountain Ln	402 Locust Ln	18 Gardners Station Rd	2425 East Berlin Rd
Parcel ID	18B16-0027---000	17L09-0021A--000	29G04-0100---000	36J07-0045---000
School Dist	GASD	CVSD	UASD	BSSD
Zoning	R-1	RR	EC	R-1
Total Site Ac.	87.71	20.77	3.82	6.11
Ac Converted	10.677	10.11	0.055	3.217
Lot Addition Plan				
New Res Lots/ Units	0	0	0	3
Ac Res Lots/ Units	0.000	0.000	0.000	3.217
Non-Res Ac. Devpt				
Building Sq Ft	0	0	2400	0
Ac. New Parking				
Description	Subdivision of lot to preseve archaeological dig site and potential native american site, lot not to be developed	Subdivision of 10 acre ag only lot from 20 acre ag/residential lot	Add 2400 sq ft addition to existing garage	Subdivision of 3 new residential lots from existing 6 acre residential lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November SLD Report 2023

Month Submitted	November
Year	2023

File Number	SLD-23-095	SLD-23-096	SLD-23-097	SLD-23-098
Title	Littlestown Area School District	Brady and Kathryn Weikert	Gettysburg Welcome Center	Hanover Retail Holdings, LLC
Plan Type	Institutional	Residential	Institutional	Commercial
Resubmission	NO	NO	NO	NO
Municipality	Littlestown	Franklin	Gettysburg	Berwick
Location	162 Newark St	2015 Chambersburg Rd	340 Baltimore St	1605 Carlisle Pike
Parcel ID	27003-0001---000	12E11-0056---000	16010-0383---000	04L12-0096---000
School Dist	LASD	GASD	GASD	CVSD
Zoning	R-1	A	RO	HC
Total Site Ac.	66.952	3.104	0.1	17.186
Ac Converted	9.818	1.28	0.1	8.268
Lot Addition Plan				
New Res Lots/ Units	0	1	0	0
Ac Res Lots/ Units	0.000	1.280	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft	0	0	1700	0
Ac. New Parking			0.015	
Description	Subdivision of 9 acre lot from school district holdings	Subdivision of 3 acre residential lot in half	Demolition of existing building to construct new building with 2 parking spaces	Subdividing commercial lot into 2 with a ROW for Hanover St extension

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

November

File Number	SLD-23-099	SLD-23-100	SLD-17-037
Title	Enos & Rachel King	Residence at the Bridges	Dave and Matthew Kehr
Plan Type	Agricultural	Residential	Agricultural
Resubmission	NO	NO	YES
Municipality	Cumberland	Berwick	Mt. Joy
Location	20 Horner Rd	Kineman Rd	25 Krug Rd
Parcel ID	09F18-0015---000	04L10-0034B--000	30H17-0019---000
School Dist	GASD	CVSD	LASD
Zoning	A	R-3	AC
Total Site Ac.	121.8	15.169	28.65
Ac Converted	0.155	0.169	0.121
Lot Addition Plan		YES	
New Res Lots/ Units	0	0	0
Ac Res Lots/ Units	0.000	0.000	0.000
Non-Res Ac. Devpt			
Building Sq Ft	6768	0	0
Ac. New Parking			
Description	Construction of new barn	Convey small portion of Residence at the Bridges open space lot to adjacent residential lot	Proposed addition to existing agricultural storage building

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-23-056	Hanover Soccer Club parking lot	10/3/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Conewago	

File Number	Applicant	Date Submitted
Act67/68-23-057	Littlestown Area School District	10/18/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Littlestown	

File Number	Applicant	Date Submitted
Act67/68-23-058	The Brethran Home Community	10/18/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Oxford	

File Number	Applicant	Date Submitted
Act67/68-23-059	Chris Hobbs	10/24/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Liberty	

File Number	Applicant	Date Submitted
Act67/68-23-060	George & Cynthia Bushman	11/13/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Menallen	

File Number	Applicant	Date Submitted
Act67/68-23-061	Dollar General Mt Joy	11/14/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Mt. Joy	

File Number	Applicant	Date Submitted
Act67/68-23-062	Residence at the Bridges	11/15/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Berwick	

File Number	Applicant	Date Submitted
Act67/68-23-063	C.E. Williams	11/21/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Mt. Joy	

Act 67/68 Reviews

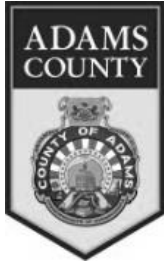
File Number	Applicant	Date Submitted
Act67/68-23-064	John Hess	11/22/2023
Permit Type	Municipality	
NPDES Stormwater/Construction	Mt. Pleasant	

File Number	Ordinance	Municipality	Date Submitted
ORD-23-026	Zoning Ordinance	Franklin Twp	10/4/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Map Amendment 265 7 Stars Rd			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-027	Zoning Ordinance	Gettysburg Boro	11/1/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: Sign Ord			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-029	Zoning Ordinance	East Berlin Boro	11/8/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA			

File Number	Ordinance	Municipality	Date Submitted
ORD-23-028	Zoning Ordinance	Hamiltonban Twp	11/8/2023
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
Description: ZOA for Private Lanes			



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: November 29, 2023
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Union Township ASA – Addition & Deletion

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.

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

Arentz Family, LP

- Property Location: Hanover Pike (41J17-0099B--000) -71.9 acres
- Zoning: Rural Residential (Union Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:
Southeast Adams Regional Plan – Potential Future Growth
- County Comprehensive Plan Land Use Plan Designation: 85% of the property is *Residential - Medium-Low Density* and 15% *Parks, Permanent Open Space, Preservation Areas*
- 83% of the property is underlain by prime agricultural soils, 17% of the property has no designation.
- 100% of the property is underlain by Soil Conservation Service Capability Classes II and IV.
 - 1% of the property is wooded.
- This property was recently purchased and now operated by Arentz Hay & Grain feed operation. This farm is an application with the Adams County Farmland Preservation Program's Round 15 ranking 4th out of 57. The Arentz operation consists of over 3,500 acres of tillable land both owned and rented.

- **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve the proposed addition to the Union Township ASA.

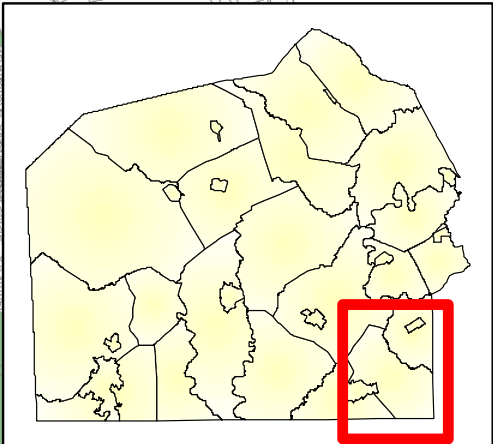
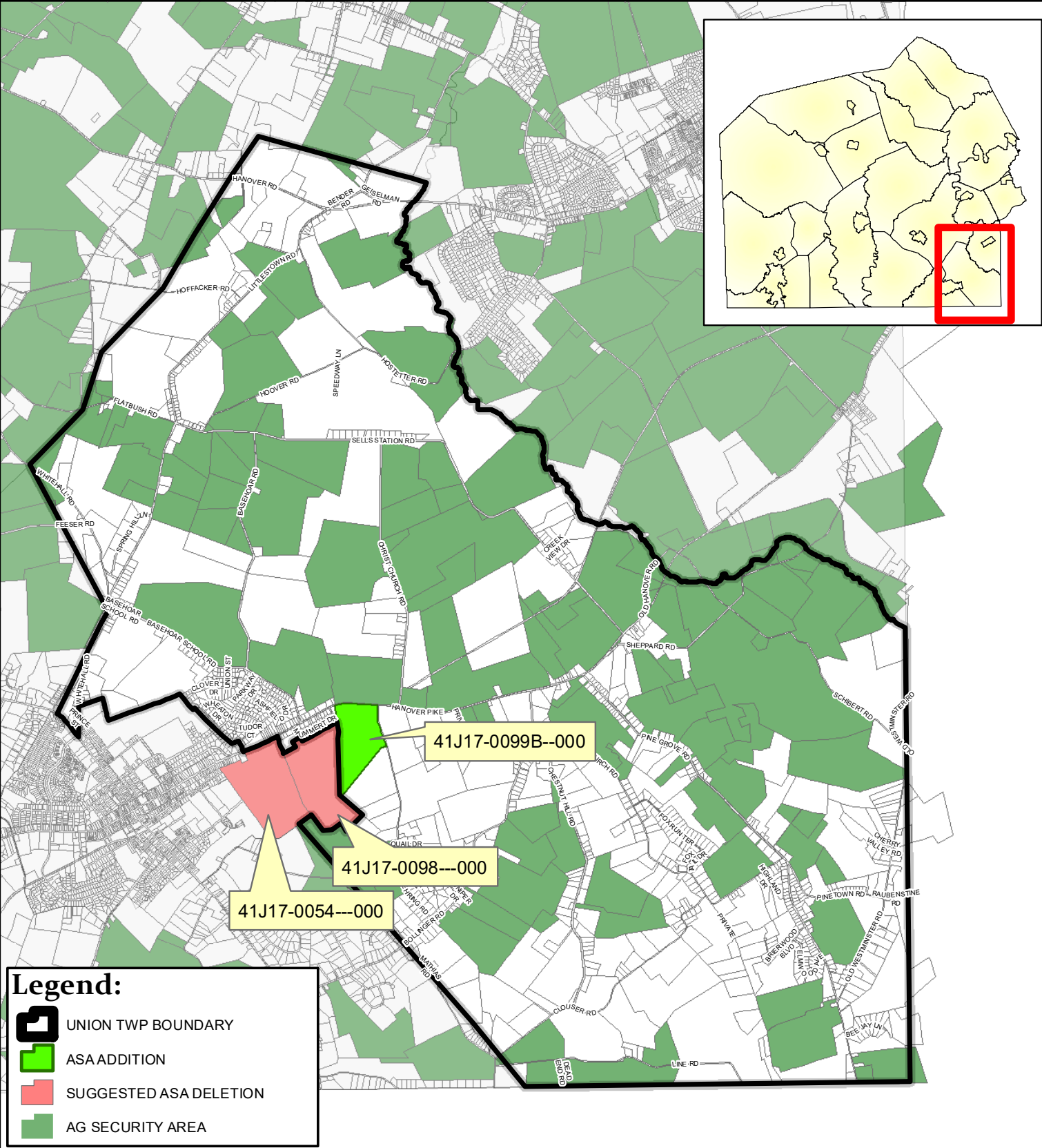
Recommendation from the Adams County Office of Planning and Development staff to remove two properties from the Union Township ASA. Property 41J17-0098---000 (104.67 acres) and 41J17-0054---000 (112.84 acres). These two properties were purchased by Mayberry at Mason Dixon LLC in recent years. Both properties were annexed into Littlestown Borough January 2023 and have recorded residential development plans.

<u>Parcel ID</u>	<u>Current Owner</u>	<u>Previous Owner</u>	<u>Acres</u>
41J17-0098---000	Mayberry at Mason Dixon LLC	Piney Lane Farm	104.67
41J17-0054---000	Mayberry at Mason Dixon LLC	Mummert Enterprises	112.84

Both properties:

- Zoning: Residential Medium Density (Littlestown Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:
Southeast Adams Regional Plan – Designated Growth Area & Public or Semi-Public
- County Comprehensive Plan Land Use Plan Designation: 58% of the property is *within the growth area*.

UNION TOWNSHIP ASA ADDITION/DELETION



Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | 11.29.2023 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.

**UNION TOWNSHIP
ADAMS COUNTY, PA**

