



ADAMS COUNTY PLANNING COMMISSION

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

MEETING MINUTES

May 20, 2026

1) Attendance:

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

Commissioner - Jim Martin

Public - Justin & Jaclyn Greathouse

Staff - Jenna Smith, Robert Thaeler

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 April 15, 2026 Meeting: Approved as submitted.

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 6 SLD plans were submitted in April 2026. There were subdivisions, lot additions, and land development plans including:

- The Overlook, Germany Twp – Formerly Gerrick Overlook, resubmission of proposed single family residential development, fewer lots than original submission
- The Crossings, Cumberland Twp - Single family residential development consisting of 154 lots

67/68 Submissions: Nine 67/68 land use consistency reviews were submitted in April 2026, including:

- Artillery Ridge Campground, Cumberland Twp - NPDES Stormwater/Construction
- Monastery Bank Barn, Hamiltonban Twp - NPDES General Permit
- Cavalry Hill Phase II, Oxford Twp - NPDES General Permit
- 153 New Dwelling Units, Oxford Twp - NPDES Stormwater/Construction
- Pennwood Products, Hamilton Twp - NPDES Stormwater/Construction

Municipal Reviews: Three municipal reviews were submitted in April 2026, including:

- Reading Twp - SALDO Amendment regarding size of accessory agricultural buildings that require submission of a land development plan
- Oxford Twp - Zoning Ordinance Amendment regarding vehicular access



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6) County Zoning:

Germany Township Special Exception Application - Greathouse

Justin and Jaclyn Greathouse have submitted a special exception application to allow for the expansion of an existing nonconforming use at 2394 Harney Road in Germany Township. The property is located in the Residential District and includes an auto repair shop, which is a nonconforming use in the district. The applicant wishes to expand the nonconforming use with a 720 square foot addition and a 280 square foot shed.

The Office of Planning and Development does not object to the proposed expansion of the existing nonconforming use. Staff recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the special exception application as submitted.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Adams County Zoning Hearing Board approve the special exception application as submitted.

The motion was seconded by Mr. Lebo and passed unanimously.

7) Member Comments: None

8) Adjournment: 7:27 PM