

Adams County Planning Commission

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

August 17, 2022, 7:00 pm

Call-in Information:

Dial: 717-337-5701

Meeting Number: 8608#

Attendee Number: 1234#

Please Follow Prompts

Meeting Agenda

- 1) Attendance
- 2) Adoption of Agenda
- 3) Minutes from Previous Meeting
 - July 20, 2022
- 4) Advance Public Comments
- 5) ACOPD Review Reports
 - Subdivision and Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
- 6) Staff Reports
 - Agricultural Security Area - Reading Township
 - Adams County Zoning Ordinance - Curative Amendment
- 7) Member Comments
- 8) Adjournment

Next Meeting: September 21, 2022

Adams County Planning Commission

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Meeting Minutes – July 20, 2022

Attendance:

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

Commissioner - Jim Martin

Staff – Jenna Smith, Laura Neiderer, Andrew Merkel

Adoption of Agenda: Mr. Lebo made a motion to adopt the agenda. The motion was seconded by Mr. Smith and passed unanimously.

Minutes from May 18, 2022 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 23 SLD plans were submitted in May and June 2022, six of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Hampton Heights Ph 5, Reading Twp. - 5th phase of a single-family residential development
- City Mart, Gettysburg Boro. - Proposed hotel, retail spaces, and parking area
- 531 Baltimore St, Gettysburg Boro. - Proposed commercial building to replace demolished building
- The Crossings, Cumberland Twp. - Single-family residential development with 154 lots
- Utz Building Expansion, Conewago Twp. - 750,000 sq ft warehouse expansion with associated necessary parking
- Sutton Run Estates, Abbottstown Boro./Berwick Twp. - Proposal for 58 single family residential lots
- Inch and Company, Straban Twp. - Revised layout for four apartment buildings with community center and pool
- Blettner Ave Snack Food Plant, Conewago Twp. - Proposed construction of 337,000 sq ft food manufacturing and production facility
- Holland Construction, Conewago Twp. - Proposed construction of 139,000 sq ft warehouse facility
- Bermudian Springs Middle School, Huntington Twp. - New parking area and field house
- Gettysburg Tour Center, Gettysburg Boro. - New tour center building and parking layout changes

67/68 Submissions: Eight 67/68 land use consistency reviews were submitted in May and June 2022, including:

- Eric Smith, Conewago Twp. - NPDES Stormwater/Construction
- Utz Quality Foods, LLC, Conewago Twp. - NPDES Stormwater/Construction
- Ream Roofing, Berwick Twp. - NPDES Stormwater/Construction
- Agricultural Commodities, Straban Twp. - NPDES Stormwater/Construction
- Culvert Crossing Under Shank Road, Oxford Twp. - NPDES Stormwater/Construction
- Thomas Gebhart Subdivision, Bonneauville Boro. - NPDES Stormwater/Construction
- Inch and Co. Properties, Straban Twp. - NPDES Stormwater/Construction
- Ashkay Vidyarthi, Tyrone Twp. - NPDES Stormwater/Construction

Municipal/Misc. Reviews: Eight municipal reviews and Comprehensive Plans/Misc. were submitted in May and June 2022, including:

- Liberty Twp. - Amendments incorporated into both SALDO and zoning for the purpose of codification
- Hamilton Twp. - Zoning map amendment, text amendments for wireless communications towers and homeowner associations
- Reading Twp. - Updating Zoning standards for signs and increasing permitted height of fences in front yard
- Conewago Twp. - Zoning map amendment to move two parcels from R1 to Industrial
- Cumberland Twp. - Zoning map amendment to change a portion of a property from RMH to Mixed Use

Staff Reports

Onward2050 - Adams County Long Range Transportation Plan

Ms. Neiderer presented an overview of the Adams County Long Range Transportation Plan entitled Onward2050. This overview included priorities, goals, and objectives of the plan as determined by public survey. This included a discussion on how future transportation projects would be prioritized. Also discussed were some other technical details that guided the planning process including environmental justice/equity, locations of environmental and cultural resources, and air quality conformity.

There was some discussion amongst the group regarding changes in transportation funding over time among other subjects introduced as part of the presentation.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 8:17

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July SLD Report 2022

Month Submitted	July
Year	2022

File Number	SLD-21-085	SLD-22-018	SLD-22-019	SLD-22-039
Title	Petrus Holdings - Charcoal Property	Charlene Leatherman	James and Harold Huettner	Gettysburg Tour Center
Plan Type	Institutional	Residential	Residential	Commercial
Resubmission	YES	YES	YES	YES
Municipality	Hamiltonban	Butler	Butler	Gettysburg
Location	Swamp Creek Ln	1130 Belmont Rd	205 W Guernsey Rd	700 Baltimore St
Parcel ID	18B14-0011C--000	07E10-0091---000	07F07-0032---000	16013-0179---000
School Dist	FASD	UASD	UASD	GASD
Zoning	W-C	LC/A	AP	TC
Total Site Ac.	5	11.56	123.43	1.485
Ac Converted	0.25	3.68	123.43	1.485
Lot Addition Plan			YES	
New Res Lots/ Units	0	1	3	0
Ac Res Lots/ Units	0.000	3.680	123.430	0.000
Non-Res Ac. Devpt	0.25			1.485
Building Sq Ft	5590			3470
Ac. New Parking				
Description	Construct chapel, 2 storage buildings, 14 hermitages	Subdivision of 3.68 acre residential lot from existing 11.5 acre residential lot	Subdivision & reconfiguration of three existing ag/residential lots	New tour center building and parking area changes

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

File Number	SLD-22-043	SLD-22-043	SLD-22-044	SLD-22-045
Title	Myers Family Living Trust		Steven & Deborah Garvick	Roundtop Lot Addition
Plan Type	Residential		Residential	Residential
Resubmission	YES	NO	NO	NO
Municipality	Menallen	Menallen	Union	Mt. Joy
Location	30 Middle Rd	30 Middle Rd	1315 Hanover Pike	534 Mason Dixon Road
Parcel ID	29D05-0024---000	29D05-0024---000	41K17-0001G--000	30F18-0019---000
School Dist	UASD	UASD	LASD	GASD
Zoning	LC	LC	RR	OC
Total Site Ac.	25.79	25.79	48.693	134.97
Ac Converted	1.99	1.99	15.101	0.72
Lot Addition Plan			YES	YES
New Res Lots/ Units	1	1	0	0
Ac Res Lots/ Units	1.990	1.990	0.000	0.000
Non-Res Ac. Devpt				
Building Sq Ft				
Ac. New Parking				
Description	Proposed 2 acre single family residential lot with 20 acre remainder ag lot	Proposed 2 acre single family residential lot with 20 acre remainder ag lot	Lot addition of 15 acres to existing 33 acre residential lot	Lot addition of 0.4 acres to existing open space area within development, also conveying small "leftover" lot pieces from HOA & The Links to private property owners

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

File Number	SLD-22-046	SLD-22-047
Title	Knouse Foods Cooperative	Patricia L. Sorensen
Plan Type	Agricultural	Residential
Resubmission	NO	NO
Municipality	Franklin	Hamilton
Location	Mt Carmel Rd	4 Home Rd
Parcel ID	12C12-0025---000	17L09-0012B--000
School Dist	GASD	CVSD
Zoning	A	RR
Total Site Ac.	48.41	58.3
Ac Converted	22.2	58.3
Lot Addition Plan		YES
New Res Lots/ Units	0	0
Ac Res Lots/ Units	0.000	0.000
Non-Res Ac. Devpt		
Building Sq Ft		
Ac. New Parking		
Description	Subdividing an existing 40 acre agricultural lot into two 20 acre agricultural lots	Creating on 20 acre ag only lot, 2 lot additions to existing single family residential lots

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-22-028	Hanover Retail Holdings LLC	7/12/2022
Permit Type		Municipality
NPDES Stormwater/Construction		Berwick

File Number	Ordinance	Municipality	Date Submitted
ORD-22-026	Zoning Ordinance	Fairfield Boro	7/13/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input type="checkbox"/>	Map

Description: Institutional Signs

File Number	Ordinance	Municipality	Date Submitted
ORD-22-027	Zoning Ordinance	Gettysburg Boro	7/21/2022
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Map

Description: Short Term Lodging