



ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**November 20, 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
- September 18, 2024
- 4) Public Comment
- 5) ACOPD Review Reports
 - Subdivision & Land Development Reviews
 - Act 67/68 Reviews
 - Municipal Reviews
 - Miscellaneous Reviews
- 6) Staff Reports
 - Agricultural Security Area Seven Year Reviews - Hamiltonban & Germany townships
- 7) Member Comments
- 8) Adjourn

Next Meeting: December 18, 2024



ADAMS COUNTY PLANNING COMMISSION

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

MEETING MINUTES

September 18, 2024

1) Attendance:

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

Commissioner - Jim Martin

Staff - Robert Thaeler, Andrew Merkel, Miah Gresh, Madyson Rosenberry, Aaron Ebner

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

3) Minutes from August 21, 2024 Meeting: Approved as submitted

4) Public Comment: None

5) County Zoning

Germany Township - Special Exception

The use of this property is under review for a change from a retail to office space in Germany Township's residential district. ACOPD staff recommends that the ACPC recommend that the Adam's County Zoning Hearing Board approve the submitted application.

Mr. Streiff made a motion to follow staff recommendation and recommend that the Adam's County Zoning Hearing Board approve the application. The motion was seconded by Mr. Lebo and passed unanimously.

6) ACOPD Review Reports

SLD Submissions: 10 SLD plans were submitted in August 2024, four of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- WaWa Food Market and Fueling Station, Straban Twp. - Proposed WaWa, store and gas station development
- Chesterfield, Phases 3 & 4, Reading Twp. - Additional phases of Chesterfield residential development

67/68 Submissions: Eight 67/68 land use consistency reviews were submitted in August 2024, including:

- Rock Creek/Rock Creek Bridge, Cumberland Twp. - General Permit 11/Bridge Replacement
- Chesterfield, Reading Twp. - NPDES General Permit
- Gettysburg Andrews Well, Gettysburg Borough - NPDES General Permit
- GN LLC Mt View Golf Course, Hamiltonban Twp. - NPDES Stormwater/Construction
- Amblebrook Section E, Straban Twp. - NPDES General Permit



ADAMS COUNTY PLANNING COMMISSION

- Replacement of Wastewater Treatment System, Mt. Joy Twp. - NPDES General Permit
- Conewago Creek Farm, Butler Twp. - NPDES General Permit
- Wawa Straban 30 Developers LLC, Straban Twp. - NPDES Stormwater/Construction

Municipal Reviews: One municipal review were submitted in August 2024, including:

- Oxford Twp. - Zoning ordinance amendment addressing truck terminals

7) Staff Reports

Reading Township Agricultural Security Area Addition

Reading Township has submitted one parcel owned by James Henry and Sarah Munday Becker for addition to their Agricultural Security Area. ACOPD staff recommends that the Adams County Planning Commission recommend that the Cumberland Township Supervisors approve the proposed addition to the Cumberland Township ASA.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Cumberland Township Supervisors approve the parcel to their ASA. The motion was seconded by Mr. Strayer and passed unanimously.

Germany Township Agricultural Security Area Addition

Germany Township has submitted one parcel under the ownership of Ralph and Darlene Bechtel for addition to the Germany Township Agricultural Security Area Program. ACOPD Staff recommended that the ACPC recommend that the Germany Township Supervisors approve the proposed addition to the township's ASA.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Germany Township Supervisors approve the proposed addition to the township's ASA. The motion was seconded by Mr. Lebo and passed unanimously.

8) Member Comments: None

9) Adjournment: 8:08 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September SLD Report 2024

Month Submitted	September
Year	2024

File Number	SLD-21-006	SLD-05-190	SLD-24-064	SLD-24-065
Title	Granite Lake Ph 1	Amblebrook Section E	Thomas Realty Investments LP	James and Casey McGlaughlin
Plan Type	Residential	Residential	Agricultural	Residential
Resubmission	YES	YES	NO	NO
Municipality	Straban	Straban	Cumberland	Mt. Pleasant
Location	250 Natural Springs Rd	Hunterstown Rd	Old Mill Rd	1190 Two Taverns Rd
Parcel ID	38G13-0007---000	38H11-0001C--000	09F13-0029B--000	32H14-0014A--000
School Dist	GASD	GASD	GASD	LASD
Zoning	R-1	MU-2/MU-1	R	MDR
Total Site Ac.	142.668	209.58	11.577	3.452
Ac Converted	17.952	209.58	4.078	1.111
Lot Addition Plan				
New Res Lots/ Units	61	533	0	1
Ac Res Lots/ Units	12.832	130.190	0.000	1.111
Non-Res Ac. Devpt				
Building Sq Ft		0	0	0
Ac. New Parking				
Description	Phase 1 of Granite Lake residential development	Proposed section of Amblebrook residential development	Subdivision of 4 acre lot for agricultural/open space purposes	Subdivision of existing residential lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

September

File Number	SLD-24-066
Title	KLM Investments LLC
Plan Type	Residential
Resubmission	NO
Municipality	Abbottstown
Location	371 High St
Parcel ID	01003-0012---000
School Dist	CVSD
Zoning	TCR
Total Site Ac.	1.928
Ac Converted	1.558
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	
Building Sq Ft	0
Ac. New Parking	
Description	Subdivision of existing residential lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October SLD Report 2024

Month Submitted	October
Year	2024

File Number	SLD-21-062	SLD-22-010	SLD-23-103	SLD-24-033
Title	Mayberry at Mason Dixon Ph 2	1115 York Rd	Dollar General Revised	OMalley Lumber Revised
Plan Type	Residential	Commercial	Commercial	Industrial
Resubmission	YES	YES	YES	YES
Municipality	Littlestown	Straban	Mt. Joy	Latimore
Location	635 Hanover Pike	1115 York Rd	2440 Baltimore Pike	Carlisle Pike
Parcel ID	27J17-0054---000	38G12-0123---000	30G15-0018---000	23I04-0126B--000
School Dist	LASD	GASD	GASD	BSSD
Zoning	R-2	EC-1	BPC	CI
Total Site Ac.	11.44	29.805	3.147	19.893
Ac Converted	11.44	3	3.147	4
Lot Addition Plan				
New Res Lots/ Units	34	0	0	0
Ac Res Lots/ Units	7.000	0.000	0.000	0.000
Non-Res Ac. Devpt		3		4
Building Sq Ft	0	10098	0	27000
Ac. New Parking		0.335		
Description	Phase of Mayberry residential development	Proposed Popeyes and shopping center	Revised plan for proposed Dollar General, addition of access easement for adjacent lot	Construction of lumber yard building, improve existing driveway

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-24-067	SLD-24-068	SLD-24-069	SLD-24-070
Title	Allen & Kitty Dugan	Randy Kime	Lesile Baust	Dennis Stem
Plan Type	Agricultural	Agricultural	Infrastructure	Residential
Resubmission	NO	NO	NO	NO
Municipality	Bendersville	Menallen	Menallen	Conewago
Location	111 S Main ST	207 Potato Rd	175 N Main St	3567 Centennial Rd
Parcel ID	03003-0037---000	03003-0043A--000	03001-0027---000	08012-0123----000
School Dist	UASD	UASD	UASD	CVSD
Zoning	V	B/VV/LC	EC/VV	R-1
Total Site Ac.	4.43	49.5	21.45	0.796
Ac Converted	2.9	0.74	1.01	0.041
Lot Addition Plan		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	Subdividing back portion of funeral home lot for continued agricultural use	Combining residential and agricultural lot under the same ownership	Creating public utility lot	Small lot line adjustment for residential lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-24-071	SLD-24-072	SLD-24-051	SLD-24-073
Title	Hollabaugh Bros Cold Storage Expansion	Robert Adams	Bliz Services, LLC - revised	Sandra Aldridge
Plan Type	Commercial	Residential	Commercial	Residential
Resubmission	NO	NO	YES	NO
Municipality	Butler	Mt. Pleasant	Germany	Union
Location	545 Carlisle Rd	80 Kohler School Rd	1760 Frederick Pike	1 B Mummert Drive
Parcel ID	07F07-0031---000	32J12-0072B---000	15I18-0041B--000	41J17-0097---000
School Dist	UASD	CVSD	LASD	LASD
Zoning	AP	LC	HC	R-2
Total Site Ac.	34.336	39.33	2.4	6.138
Ac Converted	0.191	11.219		0.459
Lot Addition Plan		YES		YES
New Res Lots/ Units	0	1	0	0
Ac Res Lots/ Units	0.000	1.753	0.000	0.000
Non-Res Ac. Devpt	0.191			
Building Sq Ft	8333	0	0	0
Ac. New Parking				
Description	Building addition to existing cold storage building including cooler, steel canopy, and new loading area	Creating one single family residential lots, and 2 lot additions to adjacent lots all from the Adams property	Land development plan for existing structures on lot and relocated shipping containers	Half acre lot addition from one residential lot to another

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-24-074	SLD-24-075	SLD-24-076	SLD-24-077
Title	Maitland Investment LLC	Robert G Smith Jr	Summerfield Lot 1	Pennwood Products
Plan Type	Agricultural	Residential	Commercial	Industrial
Resubmission	NO	NO	NO	NO
Municipality	Conewago	Mt. Pleasant	Oxford	Hamilton
Location	240 Narrow Dr	Smoketown Rd	65 Shank Rd	Rt 194 North
Parcel ID	08L16-0007---000	32J14-0020D--000	35K12-0009---000	17L08-0067---000
School Dist	CVSD	CVSD	CVSD	CVSD
Zoning	A	SFR	RM	C/EI
Total Site Ac.		20.303	0.56	124.669
Ac Converted		9.965	0.038	20.71
Lot Addition Plan				
New Res Lots/ Units	0	2	0	0
Ac Res Lots/ Units	0.000	20.303	0.000	0.000
Non-Res Ac. Devpt				8.53
Building Sq Ft	0	0	0	103500
Ac. New Parking				0.211
Description	Subdividing golf course from rest of property, partially in York County	Subdivision of ag lot into two ~10 acre ag/residential lots	Subdividing portion of proposed residential lot containing a billboard	Subdivision of 2 lots from undeveloped lot, Lot 1 contains proposed manufacturing facility

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

October

File Number	SLD-24-078
Title	Dollar General
Plan Type	Commercial
Resubmission	NO
Municipality	Butler
Location	2441 Biglerville Rd
Parcel ID	07F10-0006A--000
School Dist	UASD
Zoning	MU
Total Site Ac.	39.53
Ac Converted	2.079
Lot Addition Plan	
New Res Lots/ Units	0
Ac Res Lots/ Units	0.000
Non-Res Ac. Devpt	2.079
Building Sq Ft	10640
Ac. New Parking	0.13
Description	New Dollar General store

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-24-040	Donald B. Smith Jr Conewago Resources..	9/3/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Mt. Pleasant

File Number	Applicant	Date Submitted
Act67/68-24-041	WD Endeavors LLC on lot septic replacement	9/3/2024
Permit Type		Municipality
NPDES General Permit		Straban

File Number	Applicant	Date Submitted
Act67/68-24-042	Mid Atlantic Interstate Transmission substation	9/10/2024
Permit Type		Municipality
NPDES General Permit		Mt. Joy

File Number	Applicant	Date Submitted
Act67/68-24-043	Culvert replacement SR1013	9/10/2024
Permit Type		Municipality
NPDES Stormwater/Construction		Reading

File Number	Applicant	Date Submitted
Act67/68-24-044	King construction Ag	10/22/2024
Permit Type		Municipality
Water Obstruction and Encroachment Activities		Straban

File Number	Applicant	Date Submitted
Act67/68-24-045	Columbia Gas Butler and Biglerville	10/29/2024
Permit Type		Municipality
NPDES General Permit		Butler

File Number	Ordinance	Municipality	Date Submitted
ORD-24-026	Zoning Ordinance	Reading Twp	9/17/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Solar Energy

File Number	Ordinance	Municipality	Date Submitted
ORD-24-027	Zoning Ordinance	Oxford Twp	9/18/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Map Rezoning

File Number	Ordinance	Municipality	Date Submitted
ORD-24-028	SALDO	Berwick Twp	10/3/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Carbonate Assessment

File Number	Ordinance	Municipality	Date Submitted
ORD-24-029	Zoning Ordinance	Mt Joy	10/9/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text

Description: Warehouse and Data Center



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: October 29, 2024
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Hamiltonban Township ASA 2024 – 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, modifications, and seven-year reviews.

Seven Year Review

Hamiltonban Township has submitted a list that included forty-eight (48) parcels for re-establishment in their Agricultural Security Area.

The current list submitted by the township 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.

After reviewing the list, it was determined that seven (7) parcels should be added to the Hamiltonban Township ASA list. These are lands that were recorded in the Hamiltonban Township ASA but have since subdivided off from the parent tract creating a new parcel ID and, in some instances, new owners. The ASA designation follows the land even after new ownership or subdivision.

Recommendation: Staff recommends that the Adams County Planning Commission recommend that the Hamiltonban Township Supervisors approve fifty-four (54) parcels within the Hamiltonban Township ASA for the year 2024 Seven Year Review containing 5,230.75 acres as submitted per their list with modifications made by staff.

Please see the attached map and list.

PARCEL_ID	DEEDED ACRES	LAST NAME	FIRST NAME	PROPERTY ADDRESS	ORIGINAL DATE RECORDED	ORIGINAL DATE OF ACTION BY TWP	ORIGINAL YEAR RECORDED	DEED BOOK/PAGE OF ORIGINAL	
18B13-0009---000	33.17	MASSER	LEWIS S & SHASTA R	40 MORITZ RD	12/16/1993	12/7/1993	1993	0822-0315	
18B13-0034---000	609.07	FITZ	KATHLEEN S	2345 COLD SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0712	
18B13-0047---000	33.04	TOPPER	MICHAEL	625 MOUNTAIN LN	1/18/1983	9/20/1982	1982	0042-0717	Lost paper but wants to stay in
18B13-0051---000	11.39	BATTERSBY	MATTHEW R	HAINES LN	1/2/1997	12/3/1996	1996	1312-0026	
18B13-0059---000	37.59	DIEHL	KEVIN J & DEBRA S	1738 COLD SPRINGS RD	1/2/1997	12/3/1996	1996	1312-0027	
18B14-0011---000	26.5	STRAWBERRY HILL FOUNDATION		MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0717	Missing from original list
18B14-0011C--000	5	PETRUS HOLDINGS		1475 D MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0717	Missing from original list
18B14-0011D--000	4	PETRUS HOLDINGS		1475 D MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0717	Missing from original list
18B15-0003---000	112.51	WILLIAMS	PAMELA J	857 FAIRFIELD STATION RD	1/18/1983	9/20/1982	1982	0042-0716	
18B15-0004---000	199.75	PUE	BETTY W	341 FAIRFIELD STATION RD	1/18/1983	9/20/1982	1982	0042-0717	
18B15-0010---000	77.9	WILLIAMS	PAMELA J	45 WILLIAMS LN	1/18/1983	9/20/1982	1982	0042-0716	
18B15-0010A--000	35.98	WILLIAMS	DUANE E	FAIRFIELD STATION RD	1/18/1983	9/20/1982	1982	0042-0716	
18B15-0018---000	172.27	WILLIAMS	DUANE E	1001 FAIRFIELD STATION RD	1/18/1983	9/20/1982	1982	0042-0716	
18B15-0019---000	53.85	BOLIN	JOSEPH & ERICA	700 FAIRFIELD STATION RD	1/18/1983	9/20/1982	1982	0042-0715	
18B15-0024---000	111.12	USA		415 IRON SPRINGS RD	5/10/2023	11/6/1989	1989	0543-0119	USA in GIS
18B16-0137---000	32.14	WILLIAMS	DUANE E	LEDGE RD	1/2/1997	12/3/1996	1996	1312-0012	
18C12-0114---000	114.92	WEIKERT	TODD D & LAURIE L	200 DEIST LN	1/18/1983	9/20/1982	1982	0042-0712	
18C12-0122---000	50	HICKORY BRIDGE FARMS INC		96 HICKORY BRIDGE RD	1/18/1983	9/20/1982	1982	0042-0716	
18C13-0006---000	284.81	WOERNER	RUTH	1145 CARROLLS TRACT RD	1/18/1983	9/20/1982	1982	0042-0712	
18C13-0007---000	201.63	WEIKERTS LIVESTOCK		855 KNOX RD	1/18/1983	9/20/1982	1982	0042-0714	
18C13-0008---000	215.5	LEFEVER	ROBERT S	661 KNOX RD	1/18/1983	9/20/1982	1982	0042-0713	
18C13-0012---000	144	1899 RED AND WHITE		1050 CARROLLS TRACT RD	1/18/1983	9/20/1982	1982	0042-0719	
18C13-0013---000	208.46	EL VISTA ORCHARDS		780 CARROLLS TRACT RD	1/18/1983	9/20/1982	1982	0042-0713	
18C13-0013A--000	54.41	KALATHAS	NICK	1661 COLD SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0713	
18C13-0014---000	158.46	920 BENAVENTE		920 CARROLLS TRACT RD	1/18/1983	9/20/1982	1982	0042-0712	Acre change
18C13-0015---000	204.34	1899 RED AND WHITE		865 CARROLLS TRACT RD	1/2/1997	12/3/1996	1996	1312-0025	
18C13-0016---000	148.23	EL VISTA ORCHARDS INC		1158 COLD SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0714	
18C13-0017---000	114.7	WEIKERTS LIVESTOCK		721 CARROLLS TRACT RD	1/18/1983	9/20/1982	1982	0042-0719	
18C14-0001---000	16.33	1899 RED AND WHITE		COLD SPRINGS RD	1/2/1997	12/3/1996	1996	1312-0022	
18C14-0005---000	115.96	BATTERSBY	MATTHEW R	950 COLD SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0713	
18C14-0006---000	81.08	SNYDER	SETH D	810 COLD SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0719	
18C14-0007---000	104.38	SNYDER	DANIEL L	654 COLD SPRINGS RD	1/2/1997	12/3/1996	1996	1312-0028	
18C14-0009---000	13	DIEHL	KEVIN J & DEBRA S	COLD SPRINGS RD	1/2/1997	12/3/1996	1996	1312-0027	
18C14-0013---000	101.93	DIEHL	KEVIN J & DEBRA S	445 CARROLLS TRACT RD	1/18/1983	9/20/1982	1982	0042-0713	
18C14-0015---000	63.47	EL VISTA ORCHARDS INC		473 MOUNT HOPE RD	1/18/1983	9/20/1982	1982	0042-0714	
18C14-0015A--000	65.25	EL VISTA ORCHARDS INC		549 MT HOPE RD	1/2/1997	12/3/1996	1996	1312-0019	
18C14-0015AA-000	4.74	EL VISTA ORCHARDS INC		MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0714	split from 18C14-0015---000 (woo
18C14-0015B--000	3.52	PARRY, MARK & STEPHANIE		683 Mt HOPE RD	1/18/1983	9/20/1982	1982	0042-0714	split from 18C14-0015---000 (mos
18C14-0015D--000	10.65	CHRISTOPHER	WILLIAM L	675 MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0714	split from 18C14-0015---000 (som
18C14-0016D--000	27.34	OTT	DAVID & JERRICA	240 VALLEY VIEW LN	1/18/1983	9/20/1982	1982	0042-0714	split from 18C14-0015---000
18C14-0023C--000	97.6	DEARDORFF	JAY EDWARD	CARROLLS TRACT RD	1/2/1997	12/3/1996	1996	1312-0030	
18C14-0026---000	239.75	CAMP EDER SO PA DIST CHURCH		MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0714	
18C14-0026A--000	99.7	APPLE VALLEY ACRES		223 FAIRFIELD STATION RD	10/12/2018	10/2/2018	2018	6427-0514	
18C14-0031---000	129.63	STONE RIDGE MANOR LLC		226 MOUNT HOPE RD	1/18/1983	9/20/1982	1982	0042-0715	
18C14-0031A--000	15.56	FROST	CLIFFORD W	301 MOUNT HOPE RD	1/18/1983	9/20/1982	1982	0042-0715	
18C14-0031C--000	77.73	BANNAK	JOSEPH KARL & KRISTA L	MT HOPE RD	1/18/1983	9/20/1982	1982	0042-0715	
18C14-0054---000	18.35	RYAN	RUSSELL L & MARY ANN	3901 FAIRFIELD RD	2/9/2011	2/1/2011	2011	5567-0588	
18C14-0055---000	20.26	BROWN	KEVIN W	3809 FAIRFIELD RD	1/18/1983	9/20/1982	1982	0042-0715	
18C15-0032---000	105.38	NEELY	ROBERT H & JANET	3699 BULLFROG RD	1/18/1983	9/20/1982	1982	0042-0715	
18C15-0055---000	126.56	MUSSELMAN	CURTIS J	605 FAIRFIELD STATION RD	1/18/1983	9/20/1982	1982	0042-0714	
18C15-0061---000	146.39	JACOBS	STEPHEN W & NOMA M	3600 BULLFROG RD	1/18/1983	9/20/1982	1982	0042-0715	split from 18C14-0015---000
18C15-0062---000	10.47	HARBAUGH	GEORGE C & TERRI L	103 IRON SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0718	
18C15-0062B--000	16.74	SITES-BITTINGER		FAIRFIELD RD	1/18/1983	9/20/1982	1982	0042-0718	
18C15-0062C--000	64.24	SITES BITTINGER		IRON SPRINGS RD	1/18/1983	9/20/1982	1982	0042-0718	
	5230.75								



ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

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Sherri Clayton-Williams, AICP, Director

Date: November 13, 2024
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Germany Township ASA 2024 – 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, modifications, and seven-year reviews.

Seven Year Review

Germany Township has requested the ACPC submit comments for the re-establishment of their Agricultural Security Area. They have submitted a list that includes Twenty-eight (28) parcels for review.

The current list submitted by the township 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.

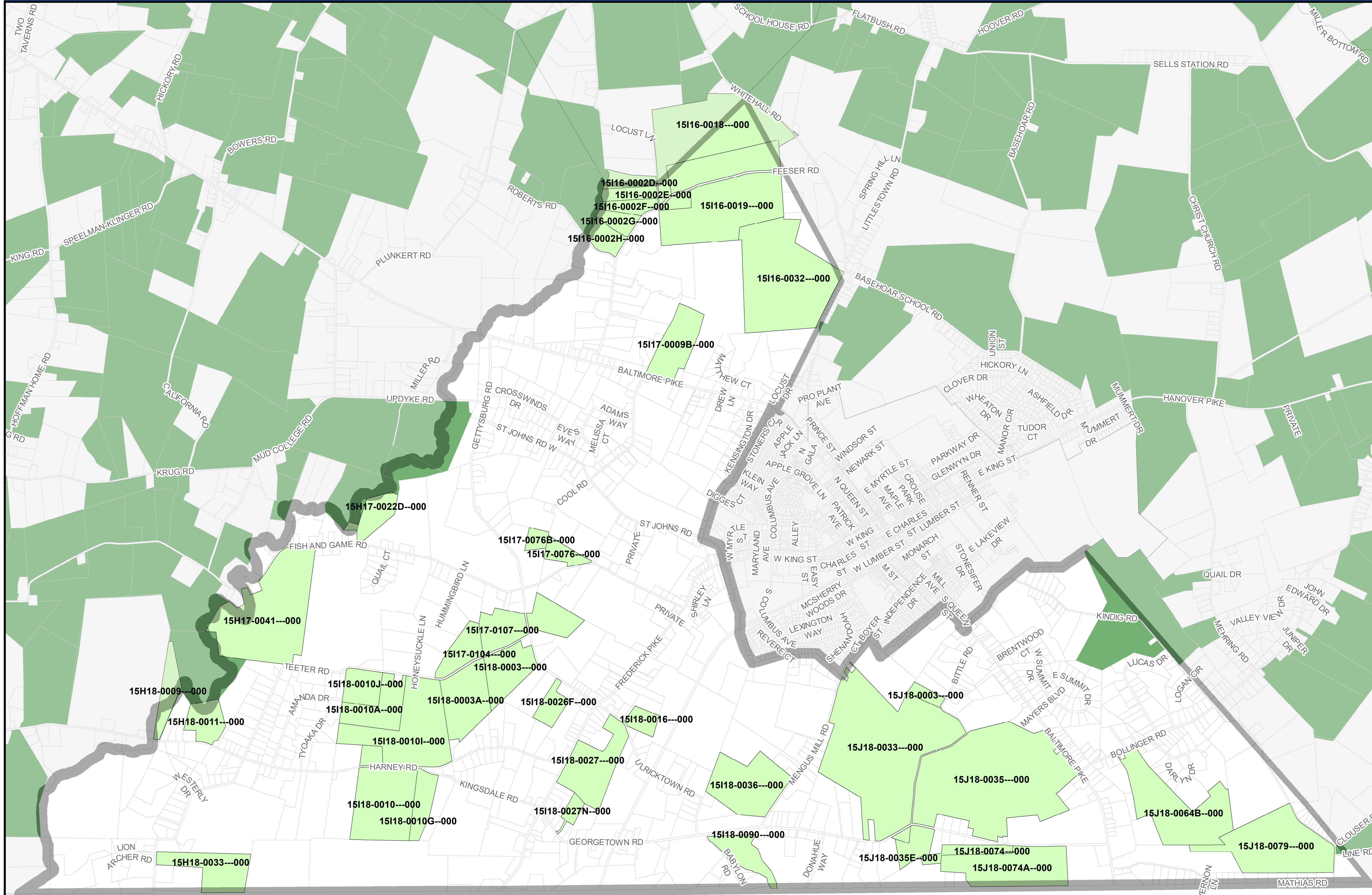
After reviewing the list, it was determined that six (6) parcels should be added to the Germany Township ASA list. These are lands that were recorded in the Germany Township ASA but have since subdivided off from the parent tract creating a new parcel ID and, in some instances, new owners and acres. The ASA designation follows the land even after new ownership or subdivision.

During the review it was also revealed that five (5) parcels that were originally part of the tax parcel 30I16-0002---000 and taxed in Mount Joy Township have been subdivided and received new tax parcels and situate within the Germany Township boundary. Planning staff recommend Germany Township request the new owners update and sign an ASA Modification Form.

Recommendation: Staff recommends that the Adams County Planning Commission recommend that the Germany Township Supervisors approve thirty-nine (39) parcels within the Germany Township ASA for the year 2024 Seven Year Review containing 1,854.46 acres as submitted per their list with modifications made by staff.

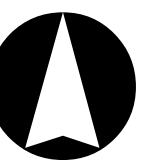
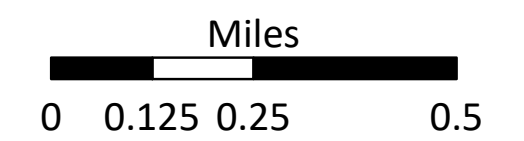
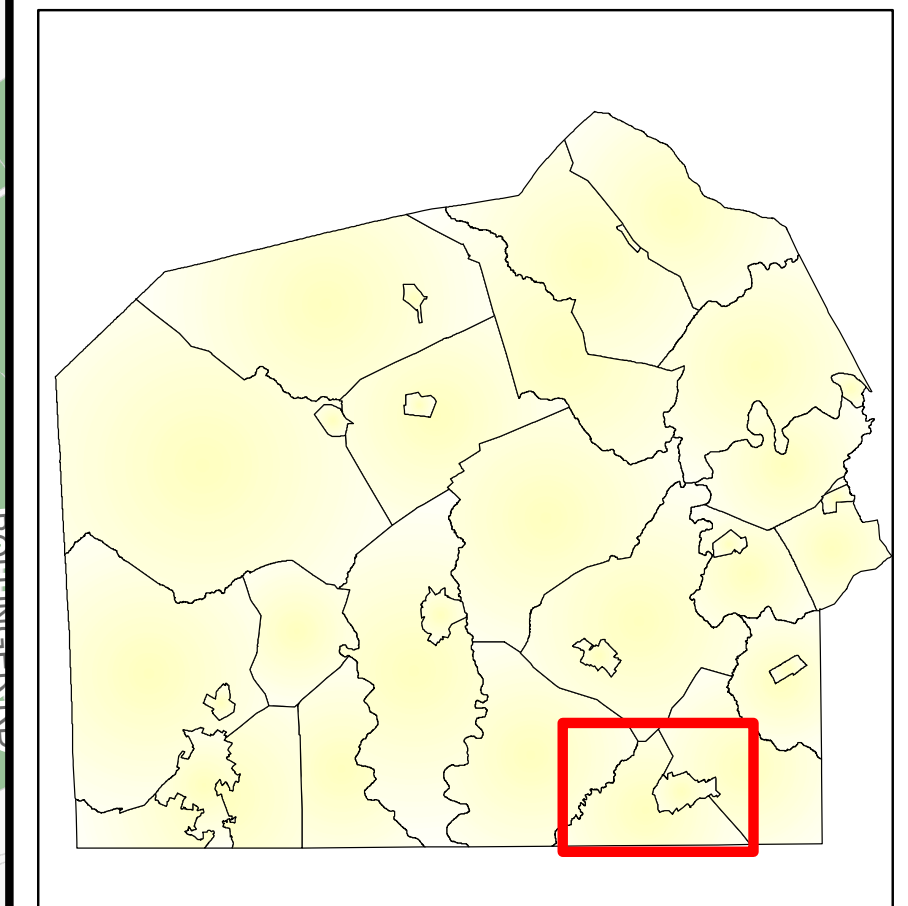
Please see the attached map and list.

GERMANY TOWNSHIP ASA SEVEN-YEAR REVIEW



Legend

-  streets
-  Germany ASA
-  Parcels
-  Agricultural Security Area



Germany Township Agricultural Security Area



Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division
November 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.

Parcel_ID	DEEDED_ACR	LAST_NAME	FIRST_NAME	ADDRESS	CITY	STATE	ZIP	PROP_ADDRESS
15H17-0022D--000	19.02	STEELE	ROGER C & BARBARA ANN	456 MUD COLLEGE RD	LITTLESTOWN	PA	17340	1274 FISH & GAME RD
15H17-0041---000	116.09	LAPP	ISAAC F & SADIE F	399 LOCUST LN	LITTLESTOWN	PA	17340	1115 FISH & GAME RD
15H18-0009---000	17.6	KRICHTEN	NEAL D & GERI A	1350 HARNEY RD	LITTLESTOWN	PA	17340	1350 HARNEY RD
15H18-0011---000	19.78	GROTHE	BRIAN T & DIXIE L	1476 HARNEY RD	LITTLESTOWN	PA	17340	1476 HARNEY RD
15H18-0033---000	30.68	WILCOX	MARY L & CLAYTON R	95 TEETER RD	LITTLESTOWN	PA	17340	95 TEETER RD
15I16-0002D--000	10.14	SANDERS JR	JOSEPH A & KELLY J	103 LOS ALAMITOS CIR	HANOVER	PA	17331	78 LOCUST LN
15I16-0002E--000	10.22	HAINES	J WILLIAM	1001 GREEN HILL FARM RD	REISTERSTOWN	MD	21136	46 LOCUST LN
15I16-0002F--000	10.44	HAINES	J WILLIAM	1001 GREEN HILL FARM RD	REISTERSTOWN	MD	21136	14 LOCUST LN
15I16-0002G--000	10.47	STANLEY	ADAM J	23 JACKSON RD	GETTYSBURG	PA	17325	370 FEESER RD
15I16-0002H--000	13.63	DAIGLE	BRAYDEN A & ALEXANDRA N	326 FEESER RD	LITTLESTOWN	PA	17340	326 FEESER RD
15I16-0018---000	114	HAINES	J WILLIAM	PO BOX 21	LITTLESTOWN	PA	17340	1421 WHITE HALL RD
15I16-0019---000	136.56	HAINES ET AL	J WILLIAM	1001 GREEN HILL FARM RD	REISTERSTOWN	MD	21136	676 FEESER RD
15I16-0032---000	124.44	HAINES	J WILLIAM	1001 GREEN HILL FARM RD	REISTERSTOWN	MD	21136	1941 WHITEHALL RD
15I17-0009B--000	34.59	ALLOWAY EVERGREENS LLC		489 MENGES MILL RD	LITTLESTOWN	PA	17340	4930 BALTIMORE PIKE
15I17-0076---000	10.43	SMITH	AARON M & CARLEY M	1858 FISH & GAME RD	LITTLESTOWN	PA	17340	1858 FISH & GAME RD
15I17-0076B--000	6.07	SUTTON	RICHARD & PATRICIA	102 COOL RD	LITTLESTOWN	PA	17340	102 COOL RD
15I17-0104---000	20.52	NAUMAN & MARIA S NAUMAN	CHRISTOPHER ANTON SCOTT	1164 TEETER RD	LITTLESTOWN	PA	17340	1164 TEETER RD
15I17-0107---000	46.1	BARR	MARY ELIZABETH	779 GETTYSBURG RD	LITTLESTOWN	PA	17340	779 GETTYSBURG RD
15I18-0003---000	31.99	9 VENTURES		2131 BOLLINGER MILL RD	FINKSBURG	MD	21048	TEETER RD
15I18-0003A--000	43.1	BONNER	KENNETH P & DONNA M	2130 HARNEY RD	LITTLESTOWN	PA	17340	1175 TEETER RD
15I18-0010---000	72.84	TOMS	JOHN W	139 WHEATON DR	LITTLESTOWN	PA	17340	1918 HARNEY RD
15I18-0010A--000	30.93	HEININGER	LISA Q	969 TEETER RD	LITTLESTOWN	PA	17340	TEETER RD
15I18-0010G--000	17.78	HEININGER	LISA Q	969 TEETER RD	LITTLESTOWN	PA	17340	15 KINGSDALE RD
15I18-0010I--000	80.92	TOMS	JOHN W	139 WHEATON DR	LITTLESTOWN	PA	17340	HARNEY RD
15I18-0010J--000	19.07	HEININGER & ADAM BROWN	LISA Q	969 TEETER RD	LITTLESTOWN	PA	17340	969 TEETER RD
15I18-0016---000	10.18	STONY POINT INVESTMENTS LLC		PO BOX 39	LITTLESTOWN	PA	17340	84 ULRICKTOWN RD
15I18-0026F--000	12.23	RIDINGER	WILLIAM T & JOYCE I	941 GETTYSBURG RD	LITTLESTOWN	PA	17340	941 GETTYSBURG RD
15I18-0027---000	47.01	LIPPY	GLENN N & JANET L	PO BOX 66	LITTLESTOWN	PA	17340	1560 FREDERICK PIKE
15I18-0027N--000	6.16	BACKHAUS	DIXIE L	799 S FRIZZELLBURG RD	WESTMINSTER	MD	21158	GEORGETOWN RD
15I18-0036---000	54.78	LEE	HARVEY J & CHRISTINE A	645 MENGUS MILL RD	LITTLESTOWN	PA	17340	645 MENGUS MILL RD
15I18-0090---000	25.25	HENSLEY	DAVID W & DAWN A	30 BABYLON RD	LITTLESTOWN	PA	17340	30 BABYLON RD
15J18-0003---000	5.96	BITTLE	BRIAN S	189 BITTLE RD	LITTLESTOWN	PA	17340	189 BITTLE RD
15J18-0033---000	197.01	JACKSON	DAVID E & JENNIFER L	415 BITTLE RD	LITTLESTOWN	PA	17340	415 BITTLE RD
15J18-0035---000	199.26	FLI BAIR LP		2121 OLD GATESBURG RD	STATE COLLEGE	PA	16803	6399 BALTIMORE PIKE
15J18-0035E--000	14.84	PATTERSON	RONALD L & LYDIA W	1025 GEORGETOWN RD	LITTLESTOWN	PA	17340	1025 GEORGETOWN RD
15J18-0064B--000	78.25	ARENTZ	VERNON S & JEAN MARIE	474 CHRIST CHURCH RD	LITTLESTOWN	PA	17340	BOLLINGER RD
15J18-0074---000	12.78	BROWN	CHARLES E	1225 GEORGETOWN RD	LITTLESTOWN	PA	17340	1225 GEORGETOWN RD
15J18-0074A--000	60.9	STOLTZFOOS	AMOS Z & MALINDA S	1365 GEORGETOWN RD	LITTLESTOWN	PA	17340	1365 GEORGETOWN RD
15J18-0079---000	82.44	ARENTZ	JAY L & SUSAN R	661 BOLLINGER RD	LITTLESTOWN	PA	17340	678 MATHIAS RD
	1854.46							
THESE RECORDS WERE UDDATED								
These are lands that were recorded in the Germany Township ASA but have since subdivided off from the parent tract creating a new parcel ID and, in some instances, new owners.								
The ASA designation follows the land even after new ownership or subdivision.								
These parcels were originally recorded in Mount Joy Township, but have since been subdivided and given new parcel IDs within Germany Township.								