



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