



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

July 17, 2024

1) Attendance:

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

Commissioner - Jim Martin

Staff - Jenna Smith, Andrew Merkel

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

3) Minutes from May 15, 2024 Meeting: Approved as submitted

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 17 SLD plans were submitted between May and June 2024, five of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- GMA Andrews Well Treatment Building, Cumberland Twp. – Construction of new wellhouse on existing GMA held easement
- Knefley Property Remainder, Cumberland Twp. – Subdivision of 15 lots with future uses not specified
- Union Square, Straban Twp. – Revised apartment complex proposal with 13 apartment buildings community buildings, a pool, and other amenities
- Petrus Holdings - Fitz/Strausbaugh, Hamiltonban Twp. - Multiple lot additions/subdivisions on abandoned orchard property

67/68 Submissions: Eight 67/68 land use consistency reviews were submitted between May and June 2024, including:

- Culvert Pipe Replacement, Liberty Twp. – NPDES Stormwater/Construction
- Brian Properties, East Berlin - NPDES Stormwater/Construction
- James & Joyce Knefley, Cumberland Twp. - NPDES Stormwater/Construction
- Carroll Valley Waste Water Treatment, Carroll Valley - NPDES General Permit
- Hampton Heights, Reading Twp. - NPDES General Permit
- Possum Valley Water Storage Tank, Menallen Twp. - NPDES Stormwater/Construction



ADAMS COUNTY PLANNING COMMISSION

- FLI Davis Hauser LP Stream Crossing, Cumberland Twp. - NPDES Stormwater/Construction
- Conewago Valley School District, Conewago Twp. - NPDES General Permit

Municipal Reviews: Five municipal reviews were submitted between May and June 2024, including:

- Reading Twp. - Review of request from a landowner to consider an amendment to the AC District
- Fairfield - Zoning ordinance repeal and replace
- Arendtsville - Add Convenience Store as a permitted use in the VC District
- Huntington Twp. - Zoning ordinance amendment to amend the definition of Business as permitted in the CI District & zoning map amendment to change district for one farm property

7) Staff Reports

Mt. Pleasant Township Agricultural Security Area Seven Year Review

Mt. Pleasant Township has submitted eight parcels for re-establishment in their Agricultural Security Area. ACOPD staff recommended that the the ACPC recommend that the Mt. Pleasant Township Supervisors approve the eight parcels for re-establishment in the program with minor changes.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Mt. Pleasant Township Supervisors approve the eight parcel for re-establishment to their ASA. The motion was seconded by Mr. Arndt and passed unanimously.

Mt. Joy Township Agricultural Security Area Addition

Mt. Joy Township has submitted one parcel under the ownership of Karen Burns for addition to the Mt. Joy Township Agricultural Security Area Program. ACOPD Staff recommended that the ACPC recommend that the Mt. Joy Township Supervisors approve the proposed addition to the township's ASA.

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

7) Member Comments: None

8) Adjournment: 7:52 PM