



# ADAMS COUNTY PLANNING COMMISSION



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

## MEETING AGENDA

September 18, 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
  - August 21, 2024
- 4) Public Comment
- 5) County Zoning
  - Germany Township - Special Exception
- 6) ACOPD Review Reports
  - Subdivision & Land Development Reviews
  - Act 67/68 Reviews
  - Municipal Reviews
  - Miscellaneous Reviews
- 6) Staff Reports
  - Agricultural Security Area Additions - Reading & Germany townships
- 7) Member Comments
- 8) Adjourn

**Next Meeting: October 16, 2024**



# ADAMS COUNTY PLANNING COMMISSION

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

## MEETING MINUTES

August 21, 2024

### 1) Attendance:

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

*Commissioner* - Jim Martin

*Staff* - Jenna Smith, Andrew Merkel, Miah Gresh, Madyson Rosenberry

**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 July 17, 2024 Meeting:** Approved as submitted

**4) Public Comment:** None

### 5) ACOPD Review Reports

*SLD Submissions:* 11 SLD plans were submitted in July 2024, two of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Conewago Township Elementary School, Conewago Twp. – Building additions and parking lot reconfiguration, moving playground areas
- Raven Rock Mountain Complex, Liberty Twp. – Construction of new operations building and parking area
- Cumberland Township Building Expansion, Cumberland Twp. – Construction of building additions and parking lot reconfiguration
- 7051 Old Harrisburg Rd, Huntington Twp. - Accessory storage yard building and contractor storage yard

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

- Gettysburg Shopping Center Lot 2, Straban Twp. – NPDES Stormwater/Construction
- Raven Rock, Liberty Twp. - NPDES General Permit
- Bridge Across Alloway Creek, Mt. Joy Twp. - General Permit 11/Bridge Replacement
- 293 Blettner Ave LLC, Conewago Twp. - NPDES General Permit
- Gettysburg Campground, Highland Twp. - NPDES Stormwater/Construction
- New Gas Line, Butler Twp./Biglerville - NPDES General Permit



# ADAMS COUNTY PLANNING COMMISSION

- Abbottstown Sewer Authority, Abbottstown - NPDES Stormwater/Construction
- Thomas & Joanne Clowney, Cumberland Twp. - NPDES General Permit

*Municipal Reviews:* Five municipal reviews were submitted in July 2024, including:

- Butler Twp. -
  - SALDO repeal and replace
  - Zoning Ordinance amendment addressing accessory and principal solar uses
- Berwick Twp. - Zoning ordinance amendment addressing accessory dwelling units

*Miscellaneous Reviews:* One miscellaneous review was submitted in July 2024:

- Frederick County, MD: Countywide Water Resources Plan

## 7) Staff Reports

### *Cumberland Township Agricultural Security Area Addition*

Cumberland Township has submitted one parcel owned by Barbara Jo Entwistle 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. Streiff and passed unanimously.

### *Germany Township Agricultural Security Area Addition*

Germany Township has submitted two parcels under the ownership of Joseph and Brenda Lee 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. Streiff and passed unanimously.

### *Union Township Agricultural Security Area Seven Year Review*

Union Township has submitted ninety-one (91) 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.



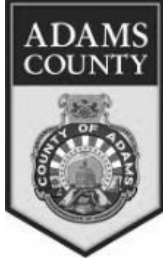
# ADAMS COUNTY PLANNING COMMISSION

Union Township has also submitted two parcels owned by J. Williams Haines for addition to their Union Township Agricultural Security Area. ACOPD staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve ninety-three (93) parcels (includes the Repasky and Haines additions) within the Union Township ASA for the year 2024 Seven Year Review containing 5,347.84 acres as submitted per their list with modifications made by staff.

Mr. Crouse made a motion to follow staff recommendation and recommend that the Union Township Supervisors approve ninety-three (93) parcels (includes the Repasky and Haines additions) within the Union Township ASA for the year 2024 Seven Year Review containing 5,347.84 acres as submitted per their list with modifications made by staff. The motion was seconded by Mr. Lebo and passed unanimously.

**7) Member Comments:** None

**8) Adjournment:** 7:34 PM



# 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:** September 11, 2024

**TO:** Adams County Planning Commission

**FROM:** Robert Thaeler  
Principal Planner

**SUBJECT:** Staff Review  
Buckley Special Exception Application  
Change of Nonconforming Use

**Introduction:** In accordance with Section 1407 of the Adams County Zoning Ordinance, the Adams County Planning Commission is afforded the opportunity to review and to provide comment on any special exception application made to the Adams County Zoning Hearing Board. Daniel Buckley has submitted a special exception application in accordance with Section 1303.B to allow for an existing nonconforming use to be changed to another nonconforming use. The property in question is located at 5227 Baltimore Pike in Germany Township. The property was last used as a retail establishment and is a nonconforming use within the Residential (R) District. The applicant proposes to change the use to an office for a contracting business, also a nonconforming use within the R District.

**Comments:** We offer the following comments regarding this application for the Planning Commission's consideration.

- A. *Section 1303.B.1:* This section requires the applicant to demonstrate that existing nonconforming use cannot reasonably be expected to be changed to a conforming use within the R District. The application indicates that the “new use of the property would be less impactful to the Township.”
- B. *Section 1303.B.2.a:* This section requires that the new use shall not require a higher volume access or additional traffic control measures such as turning lanes. The application states that there “would be a substantial decrease in traffic from the previous customer-based business” as only employee traffic and the occasional delivery vehicle would be accessing the site on a daily basis.
- C. *Section 1303.B.2.b:* This section requires that the extent of environmental factors (noise, smoke, dust, fumes, vapors, gases, heat, odor, glare, and vibration) associated with the proposed

use must be less than or equal to that of the existing use. The application indicates that there will be none of these environmental impacts with the new business.

D. Section 1303.B.2.c: This section requires that the extent of outdoor storage or display of items for sale or items associated with the conduct of the proposed use be less than or equal to that of the existing use. The application states that there will be no outdoor display and no outdoor storage associated with the use.

E. Section 1303.B.2.d: This section requires that the volume of solid waste associated with the proposed use be less than or equal to that of the existing use. The application indicates that the business generates about three garbage cans of waste per week, less than that which would require a dumpster.

F. Section 1303.B.3.a: This section requires that any additional parking needed to meet the minimum parking requirement for the proposed use be provided in accordance with Sections 1201 and 1203. The application proposes 10 parking spaces on an area previously devoted to on-site parking. The application references the minimum parking standard for non-shift commercial uses, which bases the minimum required number of parking spaces on the number of employees and confirms that the 6 employees would require a minimum of 4 parking spaces. The application includes a site plan confirming that the 10 proposed parking spaces are sized in accordance with Ordinance requirements.

G. Section 1303.B.3.b: This section requires that loading / unloading spaces meet the location, design, and related requirements of Section 1204. The application site plan depicts the required loading space.

H. Section 1303.B.3.c: This section requires that site landscaping be provided in accordance with the zoning district where the proposed use is ordinarily permitted. The applicable zoning district is the Highway Commercial (HC) District. Landscaping standards are established in Sections 503.G and 503.N. The following comments are provided.

1. Section 503.G establishes frontage landscaping requirements. The following comments are provided.

a. Subsection 1: This subsection requires that a minimum depth of landscaping of 20 feet be provided along the primary right-of-way except for areas devoted to driveways. The site plan depicts an area consistent with the landscaping depth requirement along Baltimore Pike.

b. Subsection 2: This subsection requires that all the area between the building and primary right-of-way be landscaped. The subsection allows various pedestrian amenities (including sidewalks, outdoor patios, and dining areas) within the landscaped area. The site plan depicts conditions that are consistent with these requirements.

c. Subsection 3: This subsection precludes parking from being located between the building and the primary right-of-way. No parking is proposed in this location.

d. Subsection 4: This subsection precludes loading areas, refuse area, and outdoor storage / display areas within the front yard. The site plan does not depict any of these features within the front yard along Baltimore Pike.

2. Section 503.N: This section requires landscape plantings within the HC District. The following comments are provided.

a. Subsection 1 requires two planting units for every 1,000 square feet of building footprint. Given the proposed building footprint on the site of 5,800 square feet, 12 planting units are required. The site plan depicts a landscaping plan with 12 planting units.

b. Subsection 2 enables existing landscaping on site to count as landscaping credit under certain conditions. The application claims credit for 6 trees along the south property line. These trees satisfy the requirements for the landscaping credit.

C, Subsection 3 requires the submission of a landscaping plan. The site plan includes the elements required for the landscaping plan, including the identification of 6 proposed trees and the 6 trees that qualify for landscaping credit.

b. Subsection 4 requires a landscaping compliance table. The application includes the documentation required for the landscaping compliance table.

*I. Section 1303.B.3.d:* This section requires the proposed use to comply with the sign requirements of the zoning district where the use is normally authorized. The applicable zoning district is the Highway Commercial (HC) District. Therefore, the sign requirements of Section 1101.A apply. The application indicates that an existing sign structure will be used, and that the sign will be a maximum of 60 square feet in size and a maximum of 15 feet in height.

**Summary and Recommendation:** From a community planning perspective, the Office of Planning and Development does not object to the proposed change of use of the restaurant property to a retail use / convenience store use. The application appears to address the variety of the Adams County Zoning Ordinance standards applicable to this project.

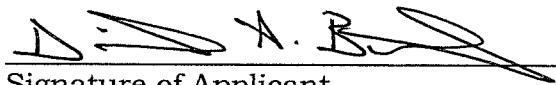
Therefore, the Office of Planning and Development recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application as submitted.

**APPLICATION FOR HEARING  
BEFORE THE ADAMS COUNTY ZONING HEARING BOARD**

A. IDENTIFICATION

- |                | <u>Name</u>    | <u>Address</u>                            | <u>Telephone No.</u> |
|----------------|----------------|---|----------------------|
| 1. Applicant:  | DANIEL BUCKLEY | 94 PLUNKERT RD LITTLESTOWN, PA 17340      | 717-359-5406         |
| 2. Land Owner: | KATHY BRINER   | 5227 BALTIMORE PIKE LITTLESTOWN, PA 17340 | 717-354-5634         |

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his or her authorized agent:

	8/19/2024
Signature of Applicant	Date of Application

B. TYPE OF REQUEST

1. Special Exception CHANGE OF NONCONFORMING USE STANDARDS
2. Variance \_\_\_\_\_
3. Appeal From Action of Zoning Officer \_\_\_\_\_
4. Other, Please Explain \_\_\_\_\_

C. BRIEF DESCRIPTION OF REQUEST

D. PROPERTY INFORMATION

1. Property Location: 5227 BALTIMORE PIKE LITTLESTOWN, PA 17340
2. Date Purchased: CONTINGENT UPON APPROVAL OF NONCONFORMING USE
3. Present Use: RESIDENTIAL LOT
4. Proposed Use: PLUMBING, HEATING & AIR CONDITIONING COMPANY
5. Lot Area (Square Feet): 2 ACRES
6. Lot Width: \_\_\_\_\_
7. Lot Depth: \_\_\_\_\_
8. Proposed Sign Dimensions, If Applicable: NOT TO EXCEED 60 sq. ft.

NOTE: Attach Survey, Legal Description, Architectural Rendering or Site Plan, if appropriate or required by the Zoning Ordinance.

E. REQUEST FOR SPECIAL EXCEPTION

The proposed use is determined to be consistent/inconsistent with the standards required by the Zoning Ordinance in Section 1303 of the Adams County Zoning Ordinance.



F. REQUEST FOR VARIANCE(S)

Explain how your request conforms to the following requirements:

1. The Applicant believes that a variance should be granted because he or she is unable to make reasonable use of his or her property for the following reasons: N/A

2. For the following reasons the proposed variance is the minimal variance required: N/A

3. That there are exceptional circumstances or conditions that apply to the property, or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood: N/A

4. That, because of the following unique circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance: N/A

G. OFFICIAL USE ONLY

Case No. \_\_\_\_\_ of 20 \_\_\_\_\_

Application Submitted: \_\_\_\_\_

Hearing Notice Mailed to Applicant: \_\_\_\_\_

Hearing Notice Mailed to Municipal Secretary: \_\_\_\_\_

Public Notice Published: \_\_\_\_\_

Tract Posted: \_\_\_\_\_

Hearing Held: \_\_\_\_\_

Decision Issued: \_\_\_\_\_

Notification of Decision Mailed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Action Taken: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **Change of Nonconforming Use Standards**

### **5227 Baltimore Pike – Germany Township**

Please see the attached site drawing. The proposed building and signage will not exceed what was existing.

#### **Section 1303.B.1**

The applicant shall demonstrate that the nonconforming use cannot, due to existing conditions of the site or of the building(s) on the site, be reasonably expected to be changed to a permitted use of the zoning district in which the nonconforming use is located.

The property was previously housed by Maw's General Store until it burned. Our proposed plan is to downgrade from multiple businesses to one business. The new use of the property would be less impactful to the township. The sign and building are not to exceed what was previously existing.

#### **Section 1303.B.2.a**

Traffic: The volume of traffic shall not require higher volume access or additional traffic control measures such as turning lanes or traffic signals.

The proposed use of the property would be a substantial decrease in traffic from the previous customer based business use to a private business use. We plan on utilizing the existing access drives that are currently in place. The business use we are proposing would include a total of six employees. Five employees and one office employee. The five field employees arrive at around 7:00am in their personal vehicles and leave around 7:30am in the work vehicles. Employees do not return until 5:00pm. The one office employee will remain on site all day. There will be no other coming and going other than maybe one delivery a day which will be in a pickup truck or a small box truck.

#### **Section 1303.B.2.b**

Environmental: The extent of noise, smoke, dust, fumes, vapors, gases, heat, odor, glare (including but not limited to site illumination), and vibration for the proposed use shall be less than or equal to that of the existing noise.

There will be no environmental impact with the proposed use.

#### **Section 1303.B.2.c**

Outdoor Storage/Display: The extent of outdoor storage or display of items for sale or items associated with the conduct of the proposed use shall be less than or equal to that of the existing use.

There will be no outdoor display nor outdoor storage for the proposed use of the property which would be considerably less than the past use of the property.

#### **Section 1303.B.2.d**

**Solid Waste:** The volume of solid waste associated with the proposed use shall be less than or equal to that of the existing use.

There will be a dumpster on site for the little bit of waste that we would produce equal to the prior use. We currently dispose of three trash cans per week which is much less than that of a dumpster.

#### **Section 1303.B.3.a**

**Parking:** Where parking spaces must be added to the site to meet the minimum parking space requirement for the proposed use as established in Section 1201, all parking shall be provided in accordance with the location, design, and related requirements of Section 1203.

The proposed use would have a total of ten parking spaces including one handicap space. The parking spaces would be for the six employees and an additional four parking spaces for a customer if they would stop to pay a bill on site. (Requirement indicates one parking space for every one and a half employees.) All parking spaces will be painted and visible meeting the ten feet wide by twenty feet deep size requirements. Please see attached drawing for the proposed placement of the parking spaces.

#### **Section 1303.B.3.b**

**Loading:** Where loading spaces must be added to the site to meet the minimum loading space requirement for the proposed use as established in Section 1204, all loading spaces shall be provided in accordance with the location, design, and related requirements of Section 1204.

The proposed use of the property will have one loading space for supplies to be delivered. There will be either one pickup truck or one small box truck making deliveries. (No tractor trailer) The loading area will be painted and visible meeting the fourteen feet by sixty feet requirements. There will also be signage indicating loading zone. Please see attached drawing for the proposed placement of the loading zone.

### **Section 1303.B.3.c**

Landscaping: The property shall be landscaped in accordance with the standards applied to the use in the zoning district where such use is normally authorized.

The proposed building would be approximately 5,800 sq ft which would require a total of twelve plantings as per Section 503.N.1. We plan to utilize the allowed fifty percent of the retaining deciduous trees already present on the property. We will plant an additional 6 deciduous trees either being a pin oak or maple tree meeting the two inch requirement. Please see that attached picture for the existing six trees and the drawing including the proposed location for the six new trees.

### **Section 503.N.4**

a. Calculation of minimum Planting Units required.

Estimated 5,800 sq ft building coverage

Required to have 2 planting units per 1,000 sq ft

$5800/1000 = 5.8$

$5.8 \times 2 = 11.6$  which in turn equals 12 required planting units.

b. Calculation of Planting Units provided.

12 required planting units allows 6 existing planting units to be used towards the minimum requirement.

c. Biological and Common Name of all plants.

Common name of the deciduous tree would be either a Pin Oak (biological name "Quercus Palustris) or Maple (biological name "Acer") tree.

d. Size of all plants at time of planting.

All plantings at time of planting will meet or exceed the minimum requirement of two inches in diameter.

e. Size of all plants at maturity.

The Pin Oak tree typically would reach maturity at 70-90 feet in height and 2-3 feet in diameter.

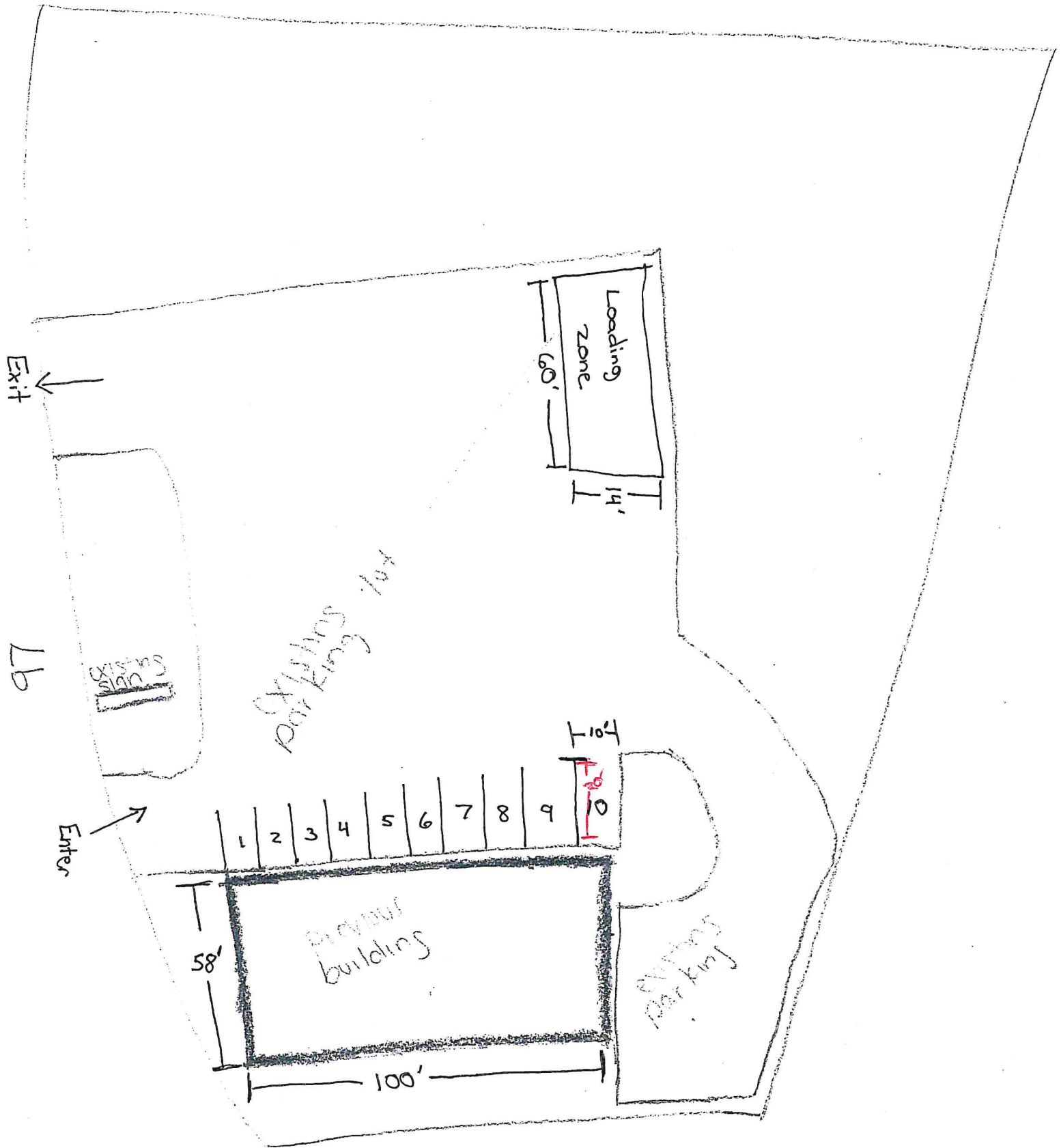
The Maple tree typically would reach maturity at 60-90 feet in height and 20-30 inches in diameter.

**Section 1303.B.3.d**

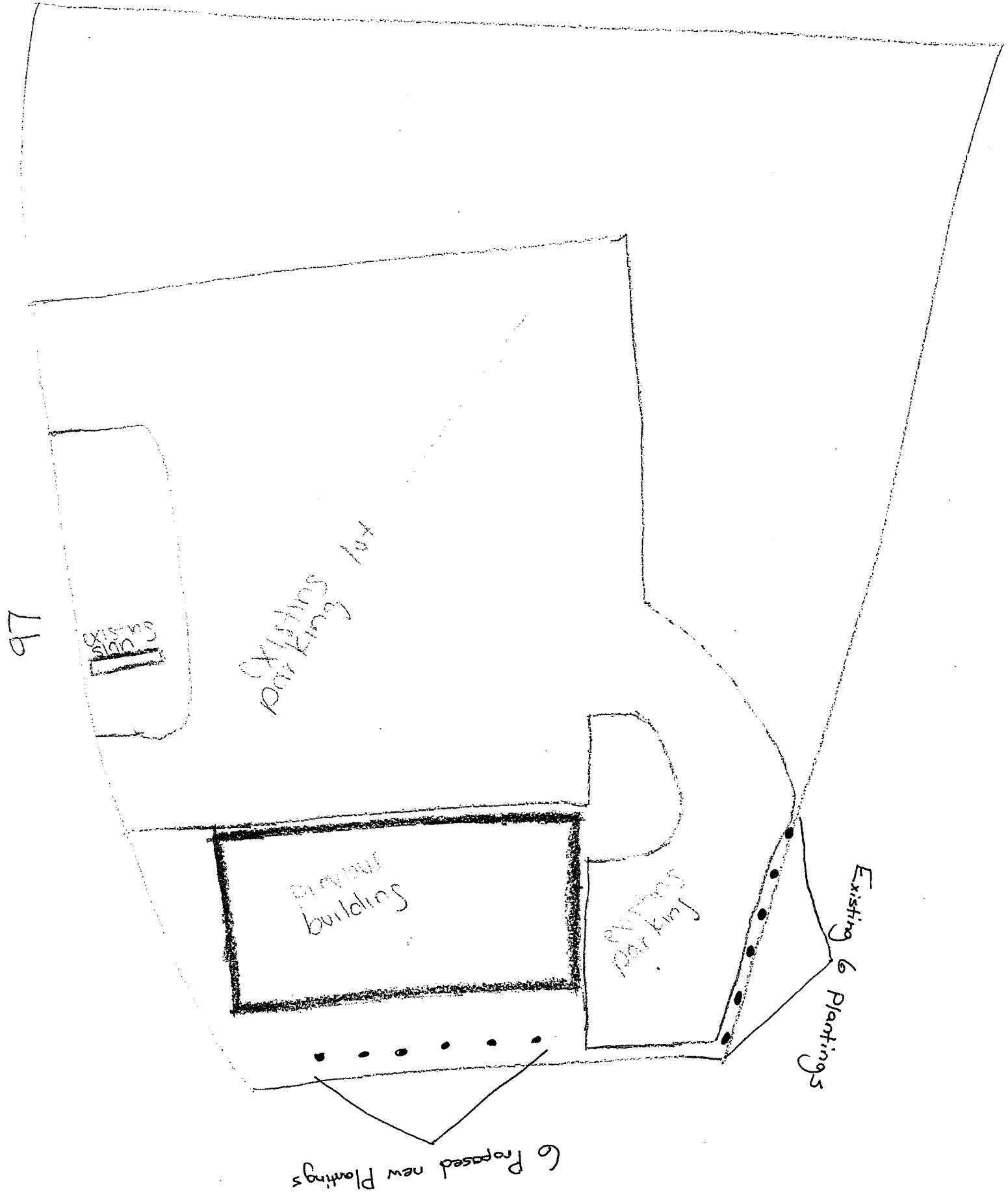
Signs. The property shall comply with the sign regulations of the zoning district where such use is normally authorized.

The proposed signage will use the existing structure that is in place and the signage itself will meet or be less than the required measurement of 60 sq ft facing each direction. Please see the attached image of the current existing structure that does not exceed the maximum fifteen feet in height requirement.

# Parking / Loading Plan



# Landscaping Plan



6 NEW PLANTINGS

EXISTING 6 PLANTINGS

WASTE  
DUMPSITE

PROPOSED  
BUILDING

ENTER

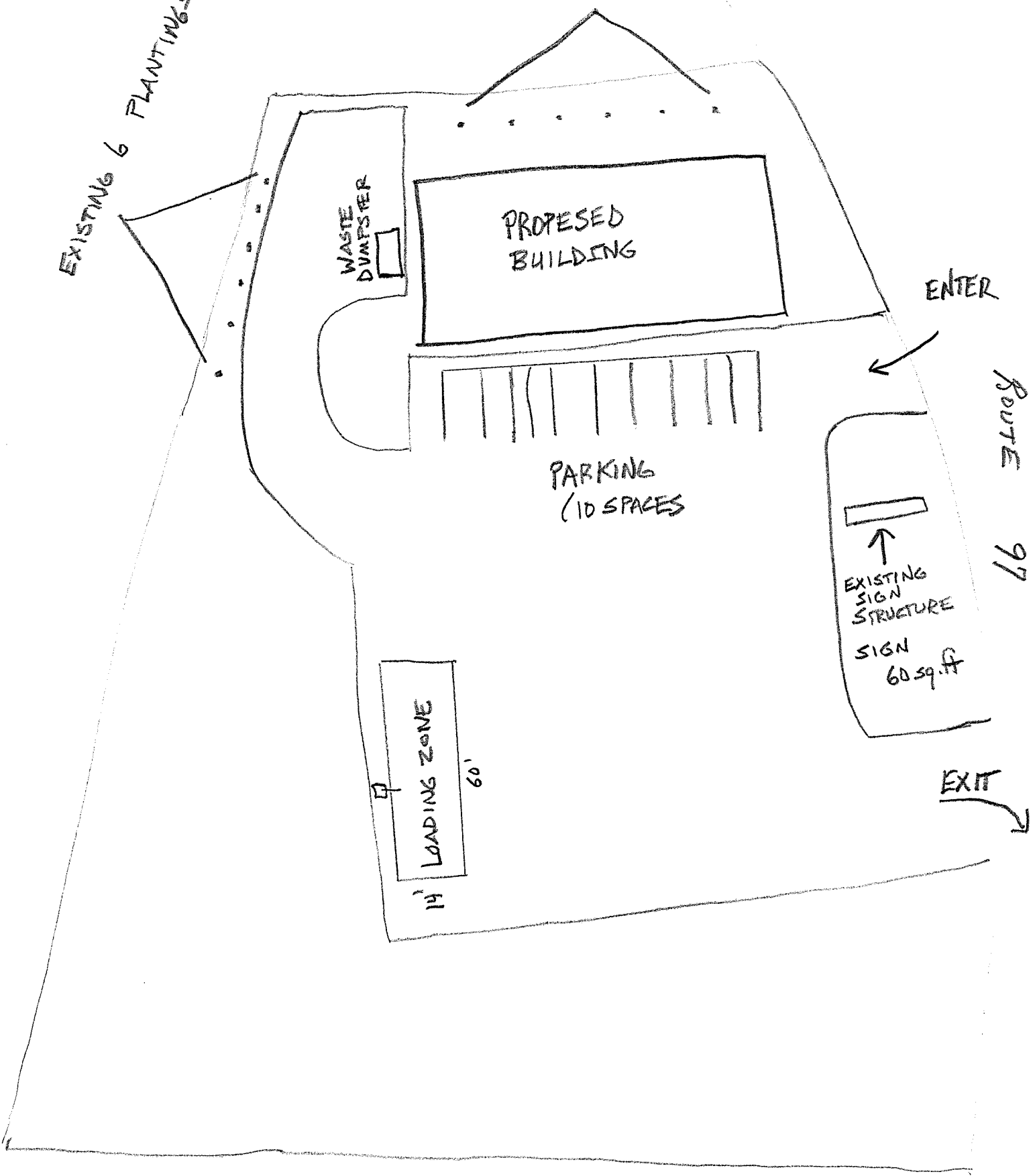
ROUTE 97

PARKING  
(10 SPACES)

EXISTING  
SIGN  
STRUCTURE  
SIGN  
60 sq. ft

EXIT

LOADING ZONE  
60'  
14'





# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August SLD Report 2024

Month Submitted	August
Year	2024

File Number	SLD-15-004	SLD-05-190	SLD-07-061	SLD-23-024
<b>Title</b>	Monastery of Jesus, Mary and Joseph	Amblebrook Section D Revised	Chesterfield Phases 3 & 4	Canner Storage
<b>Plan Type</b>	Institutional	Residential	Residential	Commercial
<b>Resubmission</b>	YES	YES	YES	YES
<b>Municipality</b>	Hamiltonban	Straban	Reading	Biglerville
<b>Location</b>	465 Water St	Hunterstown Rd	2283 East Berlin Rd	170 Hanover St
<b>Parcel ID</b>	25C15-0085---000	38G11-0016A--000	36J07-0039---000	05004-0065B--000
<b>School Dist</b>	FASD	GASD	BSSD	UASD
<b>Zoning</b>	A/R/I	R-1	R-1	I
<b>Total Site Ac.</b>		125.622	20	3.955
<b>Ac Converted</b>		125.622	20	2.825
<b>Lot Addition Plan</b>				
<b>New Res Lots/ Units</b>	0	259	35	0
<b>Ac Res Lots/ Units</b>	0.000	44.000	11.000	0.000
<b>Non-Res Ac. Devpt</b>				2.825
<b>Building Sq Ft</b>	0		0	47750
<b>Ac. New Parking</b>				
<b>Description</b>	(blank)	Revised submission for phase of residential development	Additional phases of Chesterfield Development	Construction of three self storage buildings, one of which is to be two stories

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-24-058	SLD-24-059	SLD-24-060	SLD-24-061
<b>Title</b>	Richard & Patricia Rucker	Jack Cramer	John Hinkle II Property	John and Lisa Diehl
<b>Plan Type</b>	Residential	Residential	Agricultural	Residential
<b>Resubmission</b>	NO	NO	NO	NO
<b>Municipality</b>	Mt. Pleasant	Highland	Latimore	Conewago
<b>Location</b>	396 White Hall Rd	1319 Knoxlyn Rd		624 Narrow Dr
<b>Parcel ID</b>	32I14-0038---000	20D13-0015---000	23I02-0049B--000	08L16-0010---000
<b>School Dist</b>	LASD	GASD	BSSD	CVSD
<b>Zoning</b>	LC	LC	AC	A
<b>Total Site Ac.</b>	6.911	87.07	104.059	1.818
<b>Ac Converted</b>	6.911	12.962	17.8482	0.584
<b>Lot Addition Plan</b>	YES			YES
<b>New Res Lots/ Units</b>	0	1	0	0
<b>Ac Res Lots/ Units</b>	0.000	12.962	0.000	0.000
<b>Non-Res Ac. Devpt</b>				
<b>Building Sq Ft</b>	0	0	0	0
<b>Ac. New Parking</b>				
<b>Description</b>	Residential lot line adjustment	Subdividing 12 acre residential lot from larger wooded lot	Subdivision of smaller non-building lot consisting of mostly floodplain from larger ag lot	Subdivision of lot to be conveyed to two adjacent residential properties, one of which is in Adams County

# MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

August

File Number	SLD-24-062	SLD-24-063
Title	RCM Investments LLC	Wawa Food Market and Fueling Station
Plan Type	Commercial	Commercial
Resubmission	NO	NO
Municipality	Conewago	Straban
Location	100 Filbert St	Gateway Gettysburg
Parcel ID	08L14-0015---000	38G12-0158---000
School Dist	CVSD	GASD
Zoning	I	EC-1
Total Site Ac.	1.08	2.52
Ac Converted	0.054	2.52
Lot Addition Plan		
New Res Lots/ Units	0	0
Ac Res Lots/ Units	0.000	0.000
Non-Res Ac. Devpt		2.52
Building Sq Ft	0	6049
Ac. New Parking		0.326
Description	Removal of portion of existing parking area to construct office building addition	Proposed Wawa



# Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-24-032	Rock Creek/Rock Creek Bridge	8/12/2024
<b>Permit Type</b>		<b>Municipality</b>
General Permit 11; Bridge Replacement		Cumberland

File Number	Applicant	Date Submitted
Act67/68-24-033	Chsterfield	8/14/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES General Permit		Reading

File Number	Applicant	Date Submitted
Act67/68-24-034	Gettysburg Andrews Well	8/19/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES General Permit		Gettysburg

File Number	Applicant	Date Submitted
Act67/68-24-035	GN LLC Mt View Golf Course	8/20/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES Stormwater/Construction		Hamiltonban

File Number	Applicant	Date Submitted
Act67/68-24-036	Amblebrook section E	8/21/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES General Permit		Straban

File Number	Applicant	Date Submitted
Act67/68-24-037	Replacement of waste water treatment system	8/22/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES General Permit		Mt. Joy

File Number	Applicant	Date Submitted
Act67/68-24-038	Conewago Creek Farm	8/26/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES General Permit		Butler

File Number	Applicant	Date Submitted
Act67/68-24-039	Wawa Straban 30 Developers LLC	8/28/2024
<b>Permit Type</b>		<b>Municipality</b>
NPDES Stormwater/Construction		Straban

File Number	Ordinance	Municipality	Date Submitted
ORD-24--024	Zoning Ordinance	Oxford Twp	8/28/2024
Resubmission	Originator	Amendment	Type of Amendment
<input type="checkbox"/>	Municipality	<input checked="" type="checkbox"/>	Text
<b>Description:</b> ZOA for Truck Terminals			



# 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:** September 11, 2024  
**To:** Adams County Planning Commission  
**From:** Adams County Office of Planning & Development  
**Subject:** Reading Township ASA – Addition

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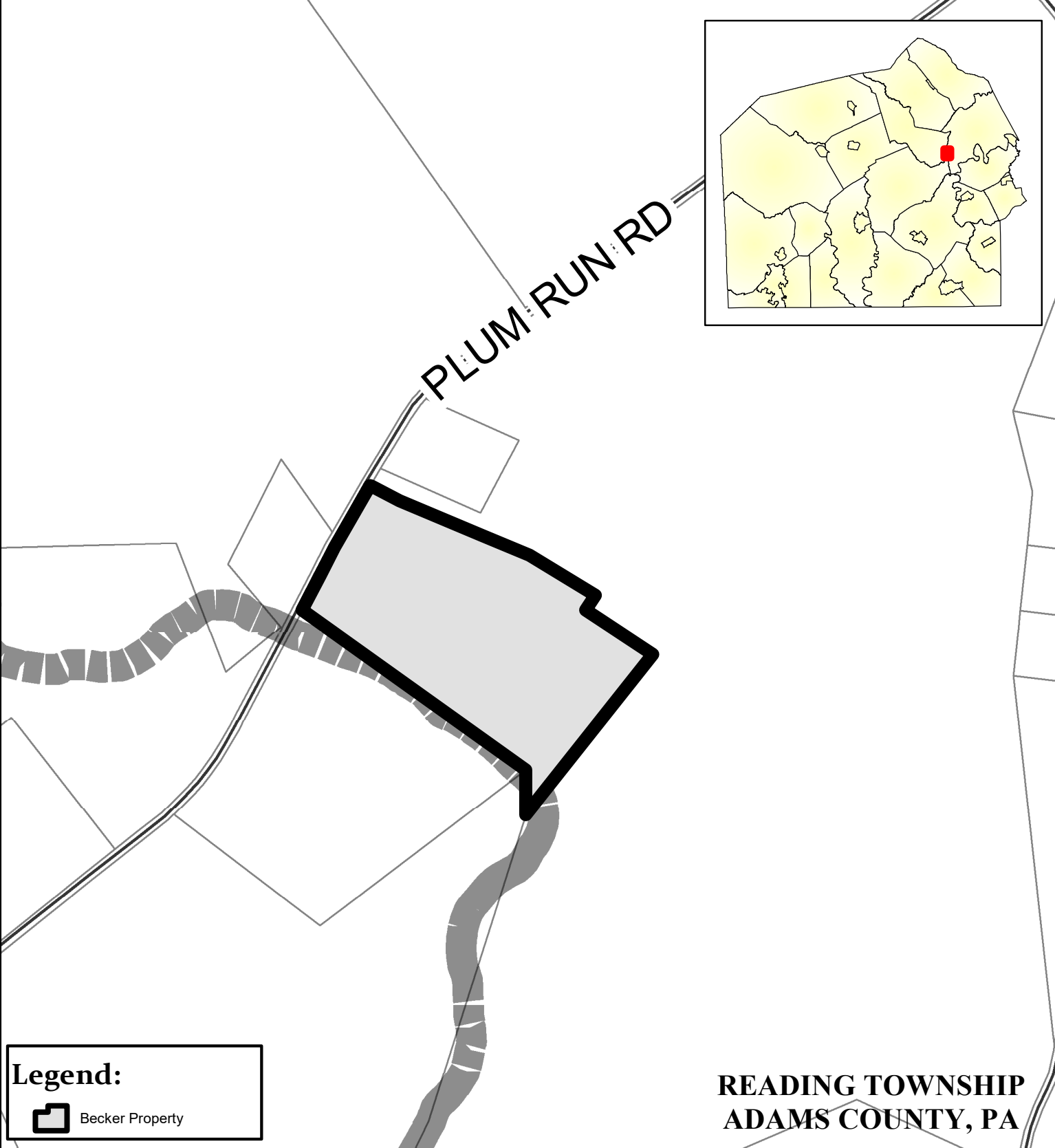
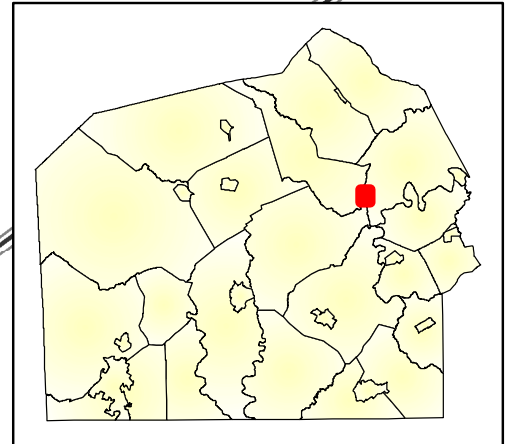
In accordance with Section 905(d)(2) of the Agricultural Security Area Law, the Adams County Planning Commission is provided with the opportunity to review and provide recommendations on proposed Agricultural Security Areas (ASA's), ASA additions, and modifications.

Reading Township has submitted one parcel for addition to their Reading Township Agricultural Security Area.


**James Henry and Sarah Munday Becker**

- Property Location: 527 Plum Run Rd (36J08-0031A--000) -11.41 acres
  - Zoning: *Agricultural Conservation* (Reading Twp Zoning Ordinance)
  - Municipal Comprehensive Plan Future Land Use Designation: *Agriculture Preservation – Eastern Adams Joint Comp Plan*
  - County Comprehensive Plan Land Use Plan Designation: 43% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density* and 57% of the property is *Permanent Open Space & Preservation Areas*
  - 69% of the property is underlain by Prime Agricultural & Statewide Importance soils
  - 69% of the property is underlain by Soil Conservation Service Capability Classes II and III.
  - 65% of the property is tillable land
  - This property is primarily pasture with cow/calf operated by D. Fred Miller and Sons. It is part of and adjacent to a 117.79-acre parcel also operated by D. Fred Miller and Sons.
- **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Reading Township Supervisors approve the proposed addition to the Reading Township ASA.

# READING TOWNSHIP ASA ADDITION



## Legend:

 Becker Property

**READING TOWNSHIP  
ADAMS COUNTY, PA**

Data Source:  
ACOPD - GIS Division

Prepared By:  
ACOPD - Rural Resource Division | Sept 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: 36J08-0031A--000  
Township: Reading  
Property Address: 527 Plum Run Road  
Total Easement Acres: 11.41





# 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:** September 11, 2024  
**To:** Adams County Planning Commission  
**From:** Adams County Office of Planning & Development  
**Subject:** Germany Township ASA – Addition

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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, and modifications.

Germany Township has submitted one parcel for addition to their Germany Township Agricultural Security Area.

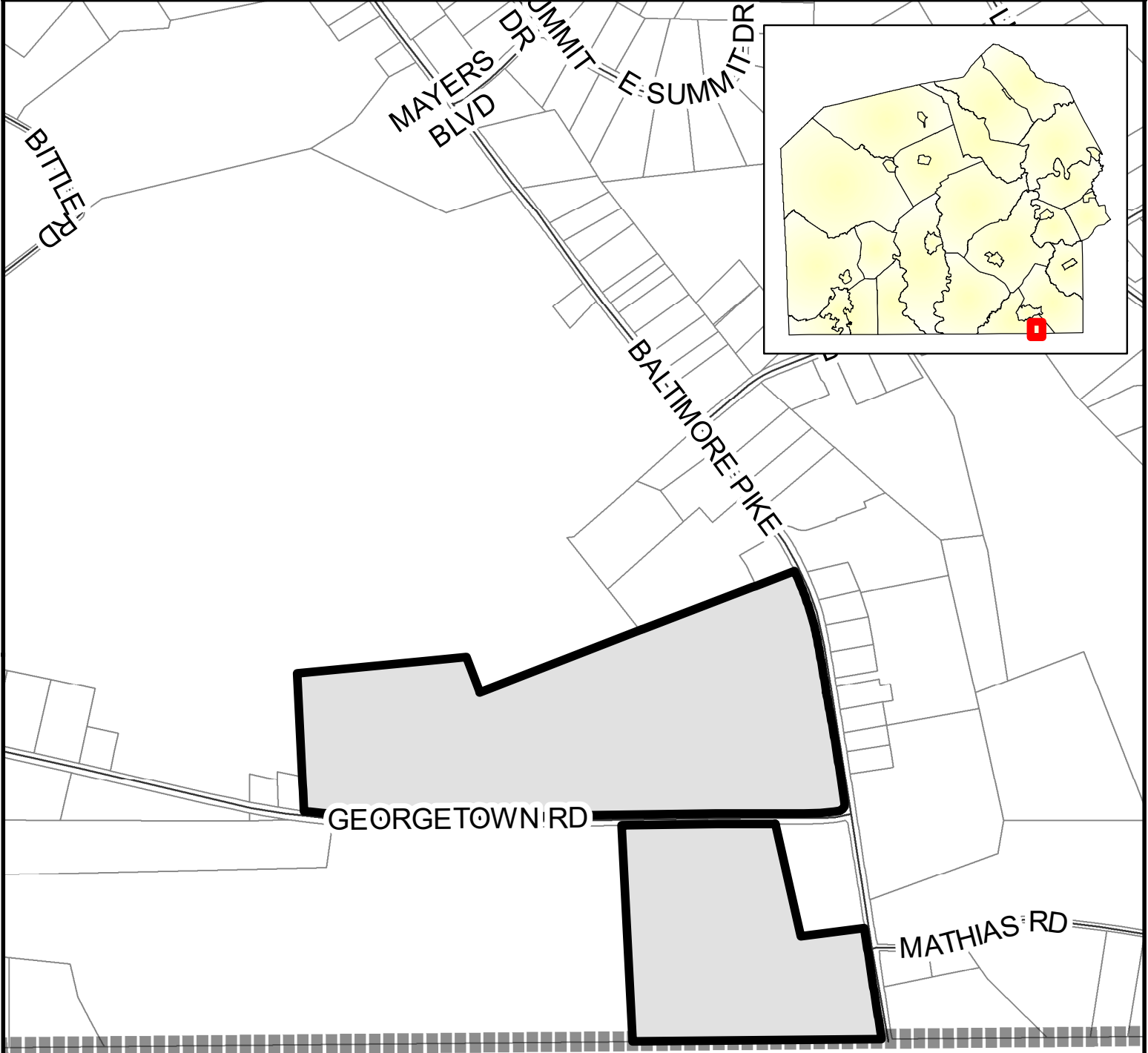
### Ralph and Darlene Bechtel

- Property Location: 1280 Georgetown Road (15J18-0057A--000) -70.95 acres
- Zoning: *Land Conservation* (Germany Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:  
*Agriculture – Southeast Adams Joint Comp Plan*
- County Comprehensive Plan Land Use Plan Designation: 23% of the property is Residential-Medium -Low Density and 62% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density* and 15% of the property is *Permanent Open Space & Preservation Areas*
- 59% of the properties is underlain by Prime Agricultural & Statewide Importance soils
- 93% of the properties is underlain by Soil Conservation Service Capability Classes II, III, and IV.
- 86% of the property is tillable land
- This property's crops are being farmed by Benjamin Eby.

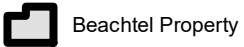
• **Recommendation:** Staff recommends that the Adams County Planning Commission recommend that the Germany Township Supervisors approve the proposed addition to the Germany Township ASA.



# GERMANY TOWNSHIP ASA ADDITION



## Legend:



Bechtel Property

## GERMANY TOWNSHIP ADAMS COUNTY, PA

Data Source:  
ACOPD - GIS Division

Prepared By:  
ACOPD - Rural Resource Division | Sept 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: 15J18-0057A--000  
Township: Germany  
Property Address: 1280 Georgetown Road  
Total Easement Acres: 70.95

