



ADAMS COUNTY PLANNING COMMISSION



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

MEETING MINUTES

May 15, 2024

1) Attendance:

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

Commissioner - Jim Martin

Staff - Jenna Smith, Robert Thaeler

Public - Jagdish Chandra R. Patel, Hurdik J. Patel, Hubert Snider

2) Adoption of Agenda: Mr. Lerew made note that the County Zoning matter would be discussed after public comment. Mr. Streiff made a motion to adopt the agenda with the updated order. The motion was seconded by Mr. Strayer and passed unanimously.

3) Minutes from March 20, 2024 Meeting: Approved as submitted

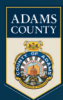
4) Public Comment: None

5) County Zoning

Menallen Township - Special Exception - Nonconforming Use

Sai Ram 61 LLC has submitted a special exception application to allow for an existing nonconforming use to be changed to another nonconforming use. The subject property is located at 2210 Carlisle Road in Menallen Township. It is currently developed as a restaurant which is a nonconforming use within the Residential District and the applicant wishes to change the use to a convenience store, which is another nonconforming use.

From a community planning perspective, the Office of Planning and Development does not object to the proposed change from a restaurant use to a convenience store use on the subject property. However, as submitted, the application either does not address or does not comply with several applicable zoning ordinance standards. Staff recommended that the Planning Commission recommend that the Adams County Zoning Hearing Board approve the special exception under the condition that the applicant address the identified compliance issues during the zoning hearing.



ADAMS COUNTY PLANNING COMMISSION

Mr. Crouse made a motion to follow staff recommendation and recommend that the Adams County Zoning Hearing Board approve the special exception, granted that the applicant addresses identified compliance issues. The motion was seconded by Mr. Streiff and passed unanimously.

6) ACOPD Review Reports

SLD Submissions: 24 SLD plans were submitted between March and April 2024, three of which were resubmissions. There were subdivisions, lot additions, and land development plans including:

- Sutton Run Estates, Abbottstown Boro. – Residential development with 58 proposed single-family units
- Adams Miller Buohl Solar Properties, Straban Twp. – Utility scale solar project
- Adams Miller Solar Development, Straban Twp. – Utility scale solar project
- Blue Ridge Sportsmen's Association, Hamiltonban Twp. – Proposal related to existing campground
- Table Rock Terrace, Cumberland Twp. – Proposed townhouse development with open space and flexible recreation area
- Petrus Holdings - Fitz/Strausbaugh, Hamiltonban Twp. - Multiple lot additions/subdivisions on abandoned orchard property
- Granite Lake, Straban Twp. - Proposed residential development with 189 single family units and 76 townhomes
- Personal Care Facility at Cross Keys Village, Oxford Twp. - Lot addition plan and proposed personal care facility
- Gettys Golf, LLC, Gettysburg Boro. - Proposed mini golf course with clubhouse and parking area
- Gettysburg Shopping Center Lot 2, Straban Twp. - Additional standalone retail facility with two drive thru lanes
- 224 East King St, East Berlin Boro. - Proposed building addition to existing industrial/manufacturing facility.

67/68 Submissions: Seven 67/68 land use consistency reviews were submitted between March and April 2024, including:

- Zook Family Farm, Franklin Twp. – NPDES Stormwater/Construction
- Jeff & Deb Seibert, Reading Twp. - NPDES Stormwater/Construction
- Michaux State Forest Grave Ridge Trail, Menallen Township - NPDES Stormwater/Construction
- Hillandale Gettysburg LP, Tyrone Twp. - NPDES Stormwater/Construction
- The Brethren Home Personal Care Facility, Oxford Twp. - NPDES Stormwater/Construction



ADAMS COUNTY PLANNING COMMISSION

- Mayberry at Mason Dixon, Littlestown Boro. - NPDES Stormwater/Construction
- Replace High Pressure Gas Line, Gettysburg Boro. - NPDES General Permit

Municipal/Misc. Reviews: Eight municipal reviews and Comprehensive Plans/Misc. were submitted between March and April 2024, including:

- Mt. Pleasant Twp. - Variance request for Salem United Methodist Church
- Cumberland Twp. - Zoning ordinance amendment with changes regarding affordable housing developments in the Neighborhood Multi-Family Overlay District.
- Gettysburg - Zoning Ordinance amendment to allow library uses in the Institutional District
- Union Twp. - Zoning ordinance amendment including various definition updates, standards related to distribution centers and warehousing, etc.
- Germany Twp. - Subdivision and land development ordinance amendment regarding timing of submission for subdivision and land development plans
- Carroll Valley - Zoning ordinance amendment to add Transitional Density Residential Overlay District over portion of the R-2 District
- Berwick Twp. - Zoning ordinance amendment regarding keeping of large animals and updating Highway Commercial District Standards.

7) Staff Reports

Union Township Agricultural Security Area Addition

Union Township has submitted one parcel on Christ Church Road (Parcel ID 41J16-0065--000) for addition to their Agricultural Security Area. Staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve the proposed addition to the Union Township ASA.

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

7) Member Comments: None

8) Adjournment: 8:27 PM