

ADAMS COUNTY PLANNING COMMISSION



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

MEETING AGENDA

**August 19, 2026
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
 - July 15, 2026
- 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 Additions - Freedom Township
- 7) Member Comments
- 8) Adjourn

Next Meeting: September 16, 2026



ADAMS COUNTY PLANNING COMMISSION



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MEETING MINUTES

July 17, 2026

1) Attendance:

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

Commissioner - Jim Martin

Staff - Andrew Merkel, Madyson Rosenberry

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

3) Minutes from May 20, 2026 Meeting: Approved as submitted.

4) Public Comment: None

5) ACOPD Review Reports

SLD Submissions: 12 SLD plans were submitted in May and June 2026. There were subdivisions, lot additions, and land development plans including:

- Homewood Plum Creek, Conewago Twp – Residential development primarily in York County, with two stormwater basins being constructed in Adams County.
- Mt. Joy Golf Course, Mt. Joy Twp - Subdivision of a residential lot and a lot for a golf course with associated clubhouse, pavilion, and parking.
- Summerfield Ph 3,4,5 Final, Oxford Township - Final plan for phases of townhouse development

67/68 Submissions: Eight 67/68 land use consistency reviews were submitted in April 2026, including:

- SR7401 Bridge replacement Country Club, Abbottstown - General Permit 11; Bridge Replacement
- Charles Arnold Jr 645 Flatbush Rd, Union Twp - NPDES General Permit
- Pond Expansion, Menallen Twp - NPDES Stormwater/Construction
- Hunterstown-Carroll Improvement Project, Straban Twp - NPDES Stormwater/Construction
- Gettysburg Boro - Columbia Gas, Gettysburg - NPDES Stormwater/Construction

Municipal Reviews: Six municipal reviews were submitted in April 2026, including:

- Liberty Twp - Zoning Ordinance Amendment regarding Data Centers
- Mt. Joy Twp - Zoning Ordinance Amendment regarding Data Centers and Battery Energy Storage



ADAMS COUNTY PLANNING COMMISSION

6) Staff Reports:

Union Township Agricultural Security Area Addition

Union Township has submitted one parcel owned by Richard Sanner for addition to their Agricultural Security Area. ACOPD staff recommends that the Adams County Planning Commission recommend that the Union Township Supervisors approve the proposed addition to the Union Township ASA.

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

7) Member Comments: Mr. Crouse shared a comment for discussion on the 33% loss of banks across Adams County, specifically the Upper Adams Region.

8) Adjournment: 7:47 PM

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

SLD Report

2026

Month Submitted	July
Year	2026

File Number	SLD-17-030	SLD-19-085
Title	Wade Run Ph III Final	The Overlook (formerly Gerrick Overlook)
Plan Type	Residential	Residential
Resubmission	YES	YES
Municipality	Mt. Joy	Germany
Location	Taneytown Rd	Frederick Pike
Parcel ID	30G18-0058---000	15I17-0129B--000
School Dist	GASD	LASD
Zoning	OC	SFR/LC
Total Site Ac.	21.66	47.342
Ac Converted	4.5	47.342
Lot Addition Plan		
New Res Lots/ Units	31	58
Ac Res Lots/ Units	4.500	37.900
Non-Res Ac. Devpt		
Building Sq Ft	0	0
Ac. New Parking		
Description	Phase of single family residential development proposing 31 lots	Resubmission of proposed single-family residential development and associated utility infrastructure, fewer lots than original submission

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

File Number	SLD-25-025	SLD-26-041
Title	Gettysburg Station Rev 3	Deardorff - Carroll Valley Farms
Plan Type	Mixed Use	Residential
Resubmission	YES	NO
Municipality	Gettysburg	Hamiltonban
Location	108 N Stratton St	Carrolls Tract Rd
Parcel ID	16007-0125---000	18C14-0023C--000
School Dist	GASD	FASD
Zoning	ROR	AP
Total Site Ac.	2.79	103
Ac Converted	2.79	10.138
Lot Addition Plan	YES	
New Res Lots/ Units	185	1
Ac Res Lots/ Units	1.000	10.138
Non-Res Ac. Devpt		
Building Sq Ft	28763	0
Ac. New Parking	0.422	
Description	Mixed use development with commercial and apartment buildings, relocation of transit center	Subdivision of ag/residential lot

MONTHLY SUBDIVISION and LAND DEVELOPMENT ACTIVITY REPORT

July

File Number	SLD-26-042	SLD-26-043	SLD-26-044	SLD-26-045
Title	Brickyard Rd Warehouses	Christ Esh	Nathan and Sara Hartlaub	Richard and Teresa Weigle
Plan Type	Industrial	Agricultural	Residential	Residential
Resubmission	NO	NO	NO	NO
Municipality	Oxford	Franklin	Bonneauville	Reading
Location	Brickyard Rd	138 Crooked Creek Rd	W Hanover St	1175 Stoney Point Rd
Parcel ID	35K12-0021---000	12E11-0088---000	06001-0004---000	36K07-0015A--000
School Dist	CVSD	GASD	CVSD	BSSD
Zoning	I	A	HDR/V	AC
Total Site Ac.	100.447	41.54	68.86	11.052
Ac Converted	34.38	0.96	1.5	1.181
Lot Addition Plan	YES			
New Res Lots/ Units	0	0	1	1
Ac Res Lots/ Units	0.000	0.000	1.500	1.181
Non-Res Ac. Devpt	30			
Building Sq Ft	519100	10000	0	0
Ac. New Parking	4.2			
Description	Lot addition and construction of warehouse facility	Proposed barn and greenhouse	Subdivision of single family residential lot from ag lot	Subdivision of residential lot

Act 67/68 Reviews

File Number	Applicant	Date Submitted
Act67/68-26-027	Knouse Foods Biglerville Plant	7/6/2026
Permit Type	Municipality	
Water Quality Management Part II Permit	Butler	

File Number	Applicant	Date Submitted
Act67/68-26-028	Liberty RV	7/14/2026
Permit Type	Municipality	
NPDES General Permit	Cumberland	

File Number	Applicant	Date Submitted
Act67/68-26-029	Brickyard Rd Investments	7/15/2026
Permit Type	Municipality	
NPDES General Permit	Oxford	

File Number	Applicant	Date Submitted
Act67/68-26-030	Tritt Boat Dock House and Sea Wall	7/15/2026
Permit Type	Municipality	
NPDES General Permit	Latimore	

File Number	Applicant	Date Submitted
Act67/68-26-031	Cummings Boat Dock and House/Boat Lift	7/29/2026
Permit Type	Municipality	
NPDES General Permit	Reading	

File Number	Applicant	Date Submitted
Act67/68-26-032	Dougherty Boat Dockand House Sea Wall	7/29/2026
Permit Type	Municipality	
NPDES General Permit	Reading	

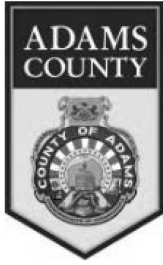
File Number	Applicant	Date Submitted
Act67/68-26-033	Cassel Boat Dock/House/Sea Wall	7/29/2026
Permit Type	Municipality	
NPDES General Permit	Reading	

File Number	Applicant	Date Submitted
Act67/68-26-034	Keller Commons	7/29/2026
Permit Type	Municipality	
NPDES General Permit	Fairfield	

File Number	Ordinance	Municipality	Date Submitted
ORD-26-014	Zoning Ordinance	Liberty Twp	7/8/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description ZOA Retreat Ctr Repeal Conservaton by Design			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-015	Zoning Ordinance	Franklin Twp	7/21/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description ZO draft for our review			

File Number	Ordinance	Municipality	Date Submitted
ORD-26-016	Zoning Ordinance	Cumberland Twp	7/23/2026
Resubmission	Originator	Amendment	Type of Amendment
☐	Municipality	☒	Text
Description Zone Map Amendment-Main Street Invest			



ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

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Sherri Clayton-Williams, AICP, Director

Date: July 22, 2026
To: Adams County Planning Commission
From: Adams County Office of Planning & Development
Subject: Freedom Township ASA – Addition (Stein)

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.

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

Jeffrey & Mary Stein

- Property Location: 1090 Camp Gettysburg Rd (13E15-0008---000) -50.69 acres
- Zoning: *Rural Conservation* (Freedom Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:
Rural Conservation – Southwest Adams Joint Comp Plan
- County Comprehensive Plan Land Use Plan Designation: 100% of the property is *Agricultural, Resource Conservation, Residential – Very Low Density*
- 74% of the property is underlain by Prime Agricultural, Statewide, and Local Importance soils.
- 74% of the property is underlain by Soil Conservation Service Capability Classes II and III.
- 99% of the property is tillable land
 - This property contains crops.

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

Matt & Angela Young

- Property Location: 3210 Emmitsburg Rd (13E17-0063---000) -2.77 acres
- Zoning: *Residential Medium* (Freedom Twp Zoning Ordinance)
- Municipal Comprehensive Plan Future Land Use Designation:
Mixed Use – Southwest Adams Joint Comp Plan
- County Comprehensive Plan Land Use Plan Designation: 100% of the property is *Residential – Medium-Low Density*
- 100% of the property is underlain by Prime Agricultural, Statewide, and Local Importance soils.
- 100% of the property is underlain by Soil Conservation Service Capability Classes II.
- 00% of the property is tillable land
 - This property is a small, non-agricultural 2.77-acre rural lot featuring non-tillable soil, small scattered woods plots, and industrial-like yard areas used for storing Young's Masonry & Concrete machinery and construction debris.

- **Recommendation:** Staff recommend that the Adams County Planning Commission not recommend the Freedom Township Supervisors approve the proposed addition to the Freedom Township ASA on the basis that the property does not meet the minimum qualifications of the ASA Law. At this time, it is believed the property does not meet the anticipated viable agricultural production value of at least \$2,000 per year. Other factors reviewed and determined to be conflicting of the ASA program include the zoning and comprehensive plan designations.

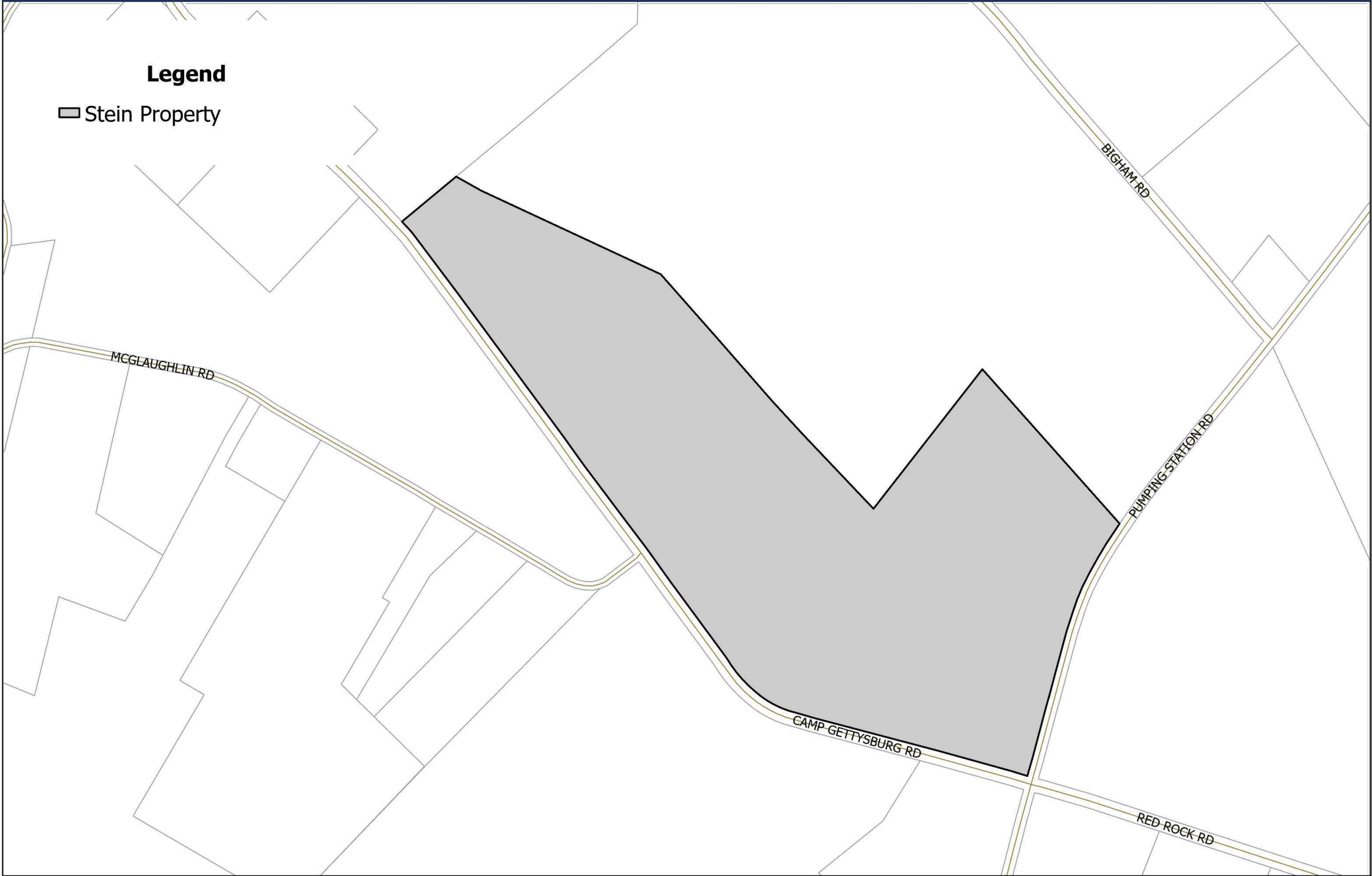
What is "viable agriculture"? How is it determined if \$2,000 worth of production is possible? Viable agricultural land is defined as "land suitable for agricultural- production and which will continue to be economically feasible for such use if real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related nonagricultural development." It is the responsibility of the municipality, and therefore the Agricultural Security Area Advisory Committee, to determine if a parcel's anticipated yearly gross income is at least \$2,000 worth of agricultural production only if the parcel is less than 10 acres in size. Parcels over 10 acres in size are not required to verify the \$2,000 of anticipated yearly gross income from agricultural production. *Commonwealth of Pennsylvania Agricultural Security Area Handbook

STEIN, JEFFREY & MARY



Legend

Stein Property

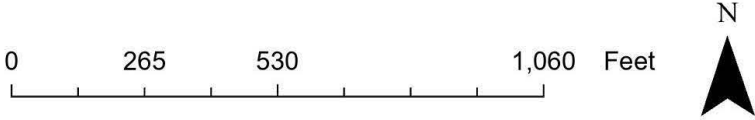


Data Source:
ACOPD - GIS Division

Prepared By:
ACOPD - Rural Resource Division | APRIL 2026 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: 13E15-0008---000
Township: FREEDOM
Property Address: 1090 CAMP GETTYSBURG RD
Total Deeded Acres: 50.69



YOUNG, MATT & ANGELA



Legend

■ Young Property

