

ADAMS COUNTY PLANNING COMMISSION

Meeting Minutes – January 16, 2019

Adams County Agricultural and Natural Resources Center

Attendance: *Members* – Edward Kaplan, William Smith, Rick Crouse, John Lerew, Skip Strayer, Al Lowas, Victor Frank, Pete Martin

Staff – Carly Marshall, Sherri Clayton

Adoption of Agenda: Mr. Lowas made a motion to adopt the agenda. The motion was seconded by Mr. Strayer and passed unanimously.

Minutes from Previous Meeting: Approved as submitted.

Advanced Public Comments: None

Reorganization: Mr. Lowas nominated the current slate of officers and made a motion to accept the slate as presented. Mr. Strayer seconded the motion, and after much discussion, the motion was carried unanimously.

Subdivision and Land Development Report:

SLD Submissions: 8 SLD plans were submitted in December 2018 including:

- Musket Ridge in Cumberland Township – 121 residential units
- El Vista Orchards/Adams Electric Mt. Hope Substation in Hamiltonban Twp
- 6 other subdivision/lot addition plans

67/68 Submissions: 2 67/68 reviews in December 2018, including:

- Precision Cut Industries NPDES in Conewago Twp
- Musket Ridge NPDES in Cumberland Township

Municipal Reviews: 2 municipal reviews in December 2018, including:

- Huntington Township Zoning Ordinance text amendment
- Highland Township Zoning Ordinance text amendment

Watershed Implementation Plan:

Ms. Clayton-Williams discussed the current progress of the County's Watershed Implementation Plan (WIP 3). DEP approached Adams County in 2018 to help the state implement their Watershed Implementation Plan. We are one of several counties in a pilot to create a template for other counties in the state. There have been several stakeholder meetings and a template is being drafted with goals of identifying various types of Best Management Practices and activities to reduce nitrogen, phosphorous, and sedimentation. Stakeholders will have an opportunity to provide feedback on the draft template before it gets presented to DEP.

Mr. Crouse expressed concern that providing this data will result in increased unfunded regulation/mandates down the road. Ms. Clayton-Williams responded that they are working on drafting a template that would be realistic to implement if it did become mandated in the future.

There was some discussion on water quality monitoring and accuracy with concern to being able to reliably identify source and pollution reduction, as well as BMPs for stormwater runoff.

Member Comments:

There was some discussion regarding the potential for tax penalty for solar farms on Clean and Green properties. Ms. Clayton-Williams explained that because the panels are removable, they are not taxed as development. Mr. Martin expressed with properties where trees were removed and land is being cleared and drained to develop the land as a solar farm, and will not get taxed on that development.

Staff Comments: None.

Public Comments: None.

Adjournment: 7:55 PM.